





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated in a convenient and well-established residential area of Rosyth, this attractive two-bedroom home offers spacious accommodation over two levels and is ideally suited to first-time buyers, young families, downsizers, or buy-to-let investors. Park Road West enjoys a convenient setting within Rosyth, close to a range of local shops, supermarkets, schools and leisure facilities. Rosyth train station is within easy reach, providing regular services to Edinburgh and beyond.

The accommodation is accessed via a welcoming entrance hall leading to a bright and generously proportioned living and dining room, providing an excellent space for both everyday living and entertaining. The adjoining kitchen is fitted with a range of base and wall-mounted units and enjoys direct access to the rear, creating a practical and functional layout. On the upper level, a landing provides access to two well-proportioned double bedrooms, both offering excellent space for freestanding furniture. The family bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

Externally, the property benefits from private garden grounds, offering space to relax, entertain or enjoy outdoor family life. Ample on-street parking is available nearby.

EPC Rating – C
Council Tax – B





Location

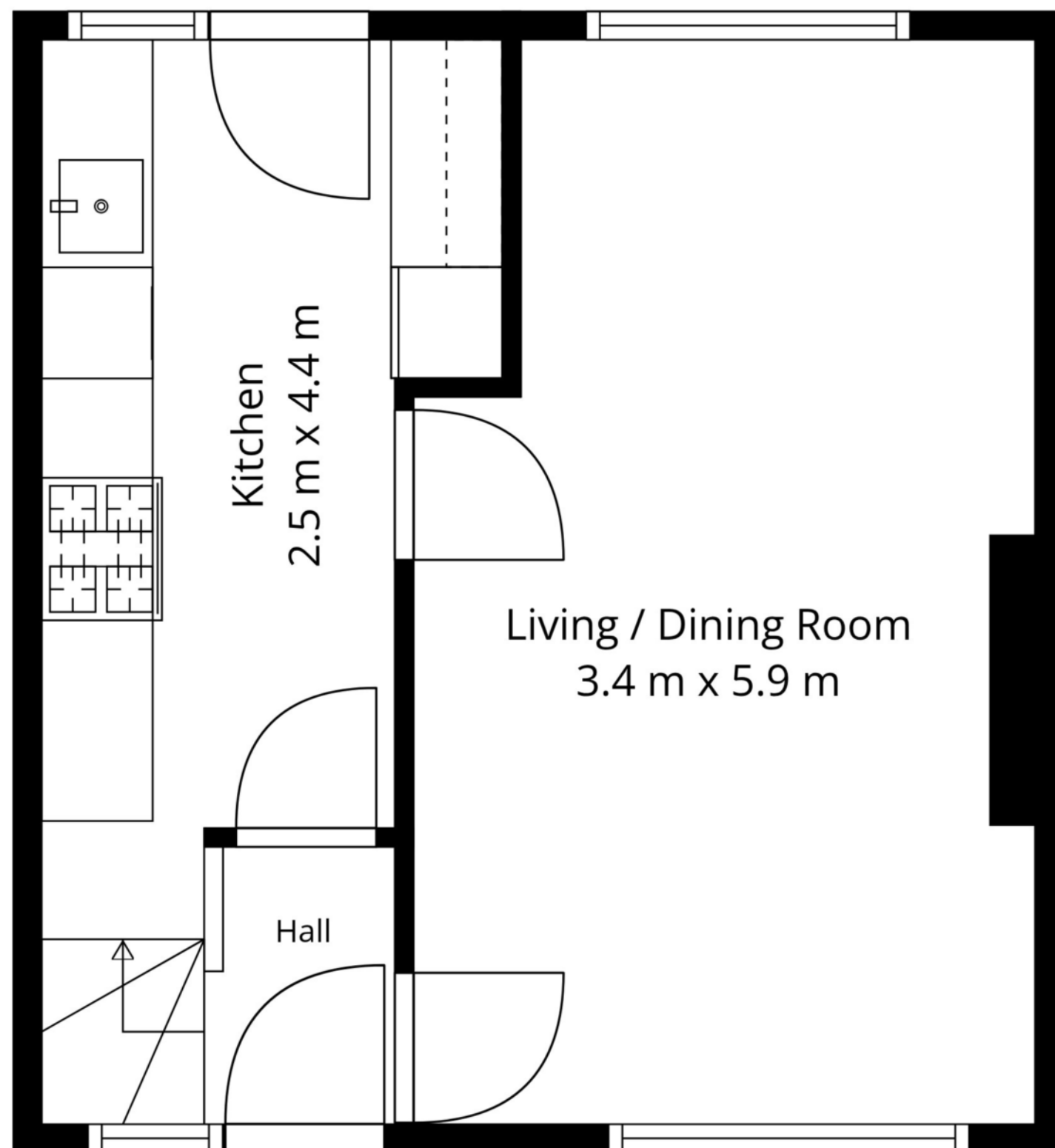
Situated on the northern shore of the Firth of Forth, Rosyth offers a unique blend of coastal charm, community spirit, and convenient modern living. With a rich naval heritage and close proximity to Scotland's historic landmarks, Rosyth provides a welcoming environment for families, professionals, and retirees alike.

The town features a range of local amenities, including supermarkets, independent shops, and cafés, along with nearby access to excellent schools and healthcare facilities. Green spaces such as Rosyth Public Park and nearby recreational areas offer perfect spots for walks, outdoor activities, and family outings.

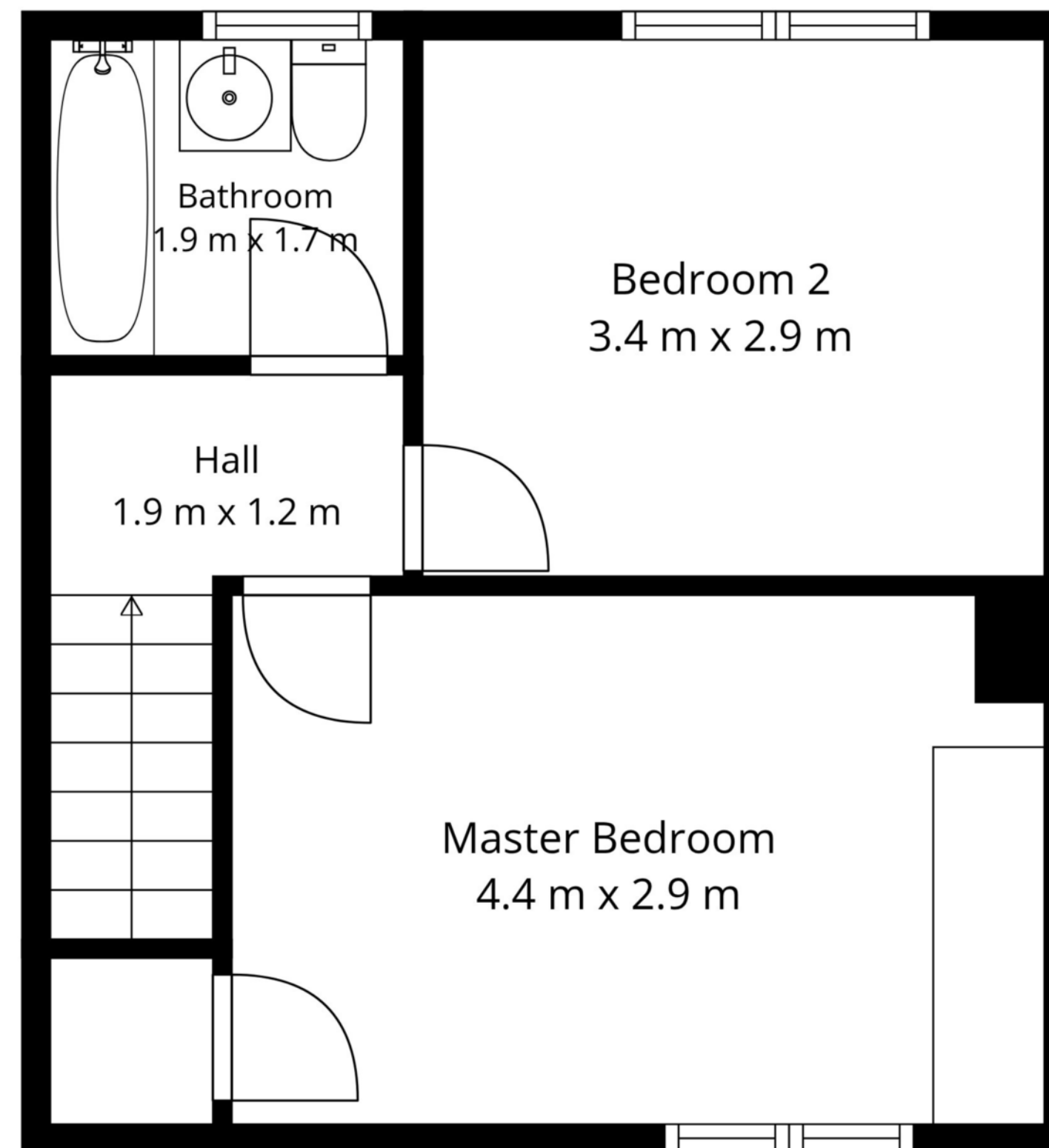
Rosyth benefits from outstanding transport links. It has its own train station with regular services to Edinburgh—just a 30-minute journey—while the nearby M90 motorway offers direct routes to Glasgow, Perth, and beyond. Edinburgh Airport is easily reachable, and Park and Ride options at Inverkeithing and Halbeath enhance travel flexibility.

Whether you're drawn by the coastal setting, strong sense of community, or excellent connectivity, Rosyth offers a balanced and enjoyable lifestyle in the heart of Fife.





Ground Floor



1st Floor

TOTAL: 62 m2

Ground floor: 31 m2, 1st floor: 31 m2

EXCLUDED AREAS: WALLS: 6 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.