



33 Syme Place
Rosyth, West Fife, KY11 2SQ

CALL US ON 0131 447 4747

33 Syme Place, Rosyth, West Fife, KY11 2SQ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Storage area beneath the stairs.
- South-east facing living room with feature fireplace & fitted storage.
- Dining room.
- Open access to modern fitted kitchen with appliances.
- Access to rear garden.
- Upper landing with storage & access to attic.
- Four good-sized double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- On-street parking.
- Private south-east facing garden at rear which is enclosed.



GENERAL DESCRIPTION

An end terraced villa situated within the popular town of Rosyth on the northern shores of the River Forth in Fife. Rosyth itself boasts its own town centre, railway station and is within a stone's throw from a plethora of amenities in Dunfermline. The property offers extensive accommodation and would be ideal for a family with child friendly communal areas within this established residential development.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 600 METRES TO ROSYTH TRAIN STATION.
APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.

LOCATION

Rosyth is a very popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools, and secondary schooling is available in nearby Dunfermline and Inverkeithing. Rosyth is an ideal commuter base with links to the motorway network including easy access to the M90 and also the Ferrytoll Park & Ride. A short drive takes you to the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making this area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland. This property is within a short walk to Tesco and also Rosyth Railway Station.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND DISHWASHER. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





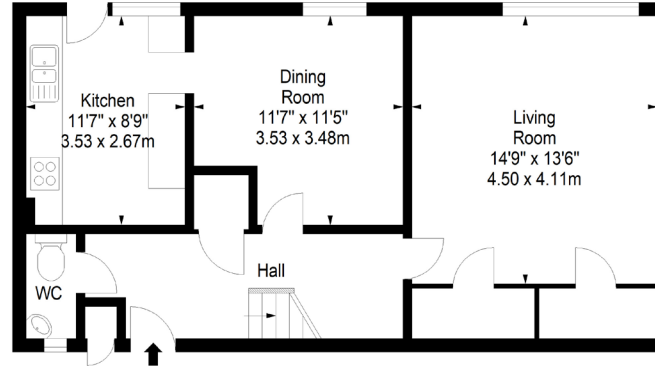
**ENERGY PERFORMANCE
CERTIFICATE RATING C**



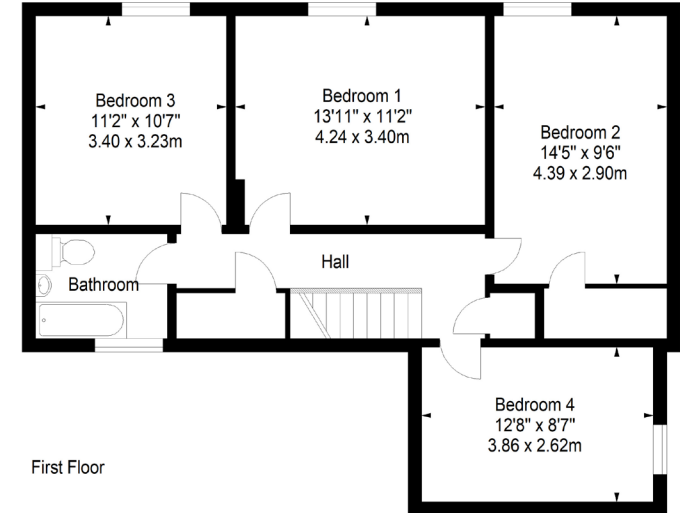
**Syme Place,
Rosyth,
Dunfermline,
Fife, KY11 2SQ**



Approx. Gross Internal Area
1349 Sq Ft - 125.32 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.