





31 Holborn Place

Rosyth

Welcome to Holborn Place in Rosyth, Fife, a bright and well-presented three-bedroom home offering generous gardens, excellent storage, and practical living throughout in a convenient and well-connected location.

As you arrive, the property immediately impresses with its spacious south-facing front garden, beautifully bright throughout the day. A substantial driveway provides parking comfortably for two cars. Passing through the side gate, you approach the solid-wood arched front door, setting a warm and traditional tone for the home.

Inside, the hallway is finished with laminate flooring and a neutral colour palette, creating a clean and welcoming first impression while offering immediate practicality with a handy storage cupboard positioned by the entrance. To your right, the spacious lounge continues this neutral theme, feeling bright and inviting thanks to dual-aspect windows that allow natural light to flood the room. Built-in storage in the rear corner adds both charm and function, making this a delightful space to unwind. The kitchen, situated to the rear, is finished with sleek white gloss cabinetry and ample worktop space. Alongside its generous cabinetry, it provides designated room for freestanding white goods, creating a bright, practical, and well-organised environment that makes everyday cooking both convenient and enjoyable.



Centrally located on the ground floor is the family bathroom, a modern space featuring marble-effect wet walling, laminate flooring, and a shower-over-bath. Clean, stylish, and low maintenance, it perfectly complements the home's practical design.

Heading up the winding staircase to the upper landing, you find three well-proportioned bedrooms. Bedroom One sits to the rear and offers a generous double layout complete with built-in storage, soft carpeting, and a peaceful garden outlook. Bedroom Two, positioned at the front, enjoys a sunny south-facing aspect and comfortably accommodates a double bed. Bedroom Three is a versatile single room which offers flexible living for everyone.

Outside, the rear garden is fully enclosed and designed for low maintenance, featuring a shed, ideal for storing outdoor equipment or garden tools. The garden also wraps around to the front, offering excellent access while keeping both areas private and distinct.

Holborn Place enjoys easy access to a full range of everyday amenities. The town centre and local streets host convenience stores, supermarkets, a bakery, a butcher and other shops, ideal for daily errands and shopping close to home. Healthcare needs are well served by nearby GP practices, dental clinics, and pharmacies. For transport, Rosyth railway station is convenient for commuting, with frequent services connecting to Dunfermline, Edinburgh and other parts of Fife. For leisure and community life, residents can take advantage of local green spaces and parks, and the community-focused Parkgate Community Centre, with sports, classes and social activities, just a short journey away.

Spacious, bright, and thoughtfully arranged, this lovely home on Holborn Place presents a fantastic opportunity for anyone seeking a well-kept property with superb outdoor space in a popular Rosyth location.

Council Tax band: B

Tenure: Freehold

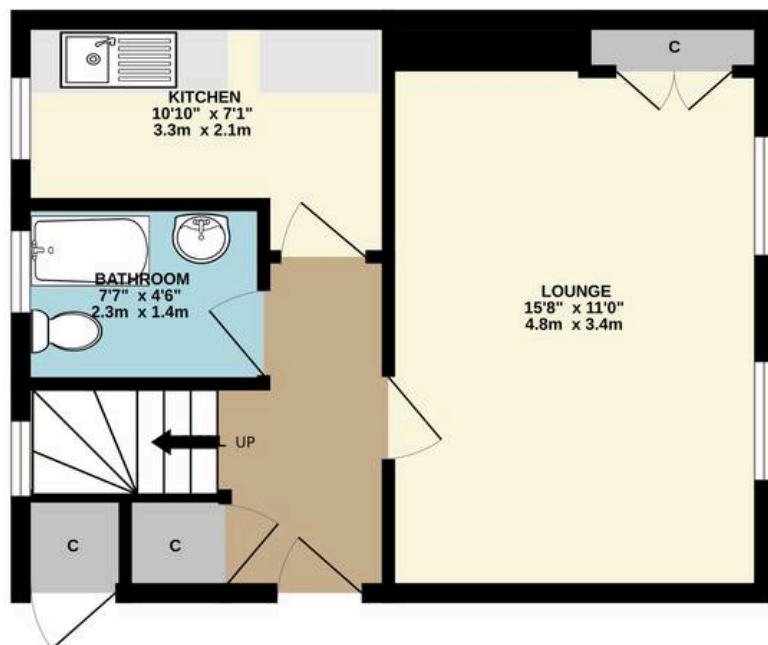
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

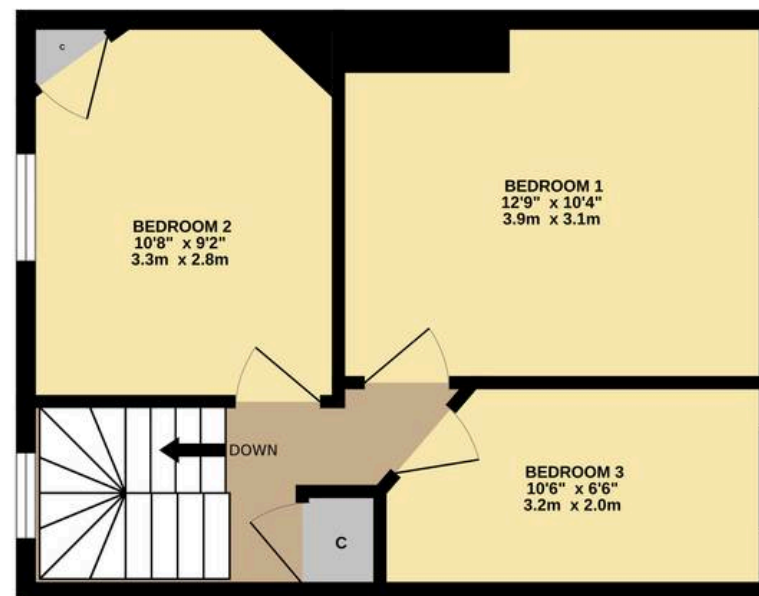




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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