

REMAX Property

# 12 Mitchell Walk, Rosyth

In Excess of £90,000



**A Bright and Freshly Refurbished Two-Bedroom Flat with Modern Kitchen, Generous Storage and New Floor Coverings Throughout**

This well-presented top floor flat (2nd floor) sits on a quiet residential street in the popular town of Rosyth, close to a wide range of local amenities. Offering approximately 78m² of accommodation on one level, this property in Mitchell Walk, Rosyth, KY11 2QR is ideal for first-time buyers, downsizers or buy-to-let investors. Iain MacDonald and Remax Property are delighted to bring this 2-bedroomed property to the market.

Accommodation: Entrance Hallway, Lounge, Kitchen, Two Double Bedrooms and Bathroom, with Excellent Built-In Storage throughout.

Council Tax band: B

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

Mitchell Walk is a quiet residential street in Rosyth, a well-established town on the north shore of the Firth of Forth, around three miles south of Dunfermline. Everyday shopping is close at hand, with a Co-op on nearby Castlandhill Road and a choice of supermarkets available within a short drive, complemented by further local shops along Admiralty Road. Dunfermline town centre, Fife Leisure Park, with its cinema and restaurants, and Queen Margaret Hospital are all a short drive away. Families are well served, with King's Road, Camdean, St John's and Park Road primary schools all in the town. Secondary pupils attend the brand new Caledonia High School in Rosyth, an £88 million campus which opened in August 2026, replacing Inverkeithing High School. Commuter links are excellent. Rosyth railway station on Queensferry Road offers direct ScotRail services to Edinburgh Waverley in around 28 minutes, with the mainline station at Inverkeithing a few minutes' drive away. Regular buses run through the town, and the Ferrytoll Park & Ride offers frequent express services into Edinburgh. The M90, Forth Road Bridge and Queensferry Crossing are only minutes away, giving quick access to Edinburgh, Edinburgh Airport and the wider motorway network.

**Hallway**
4.84m x 3.93m (max, L-shaped) Welcoming you into this lovely home is a white panelled front door with a half-moon translucent glazed panel. The neutral décor begins with dark wood effect vinyl flooring and freshly painted white walls. The hallway gives access to the lounge, the kitchen, both bedrooms and the bathroom and excellent storage. Two ceiling lights, a storage heater with a decorative white chevron radiator cover, a door entry handset, an attic hatch and a smoke detector complete this area.

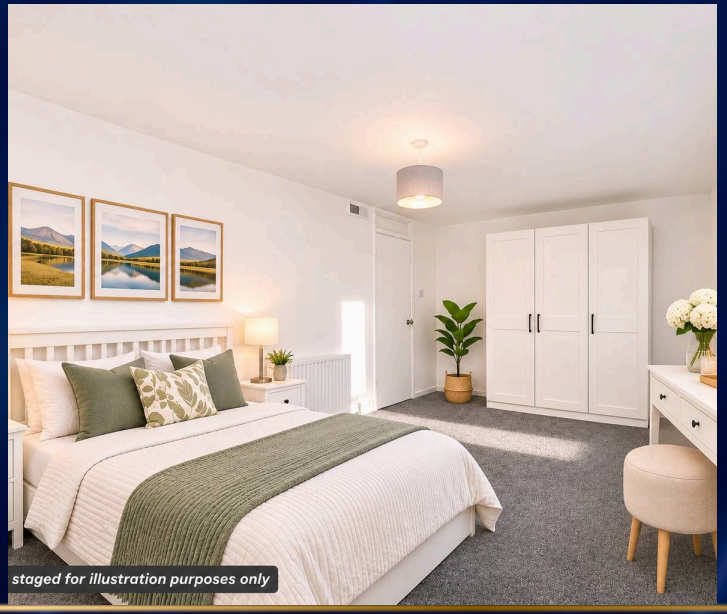
**Living room**
12' 10" x 15' 0" (3.91m x 4.58m)
3.91m x 4.58m A generously proportioned room, with ample space for lounge furniture, making it ideal for relaxing or entertaining. A large picture window allows natural light to flood into the room, which is decorated with new grey carpet and neutrally painted walls, finished with cornicing. A pendant ceiling light, a storage heater with a chevron radiator cover, a smoke detector and power points are fitted.

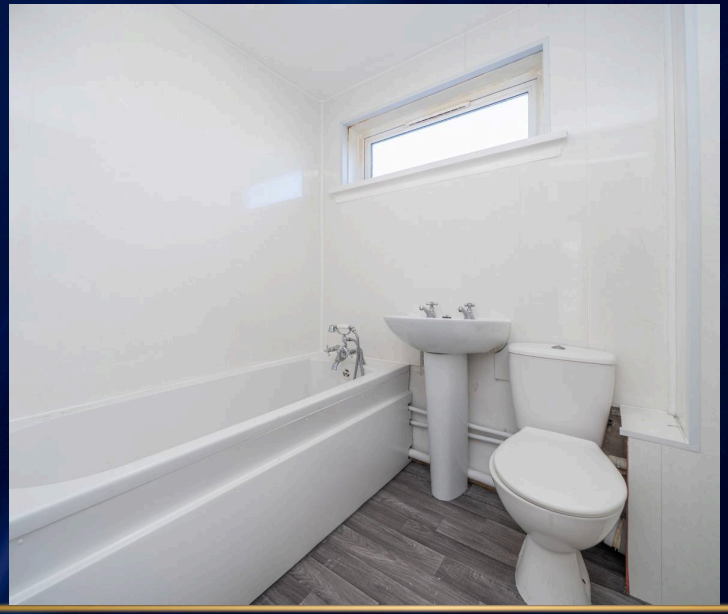
**Bathroom**
6' 6" x 5' 9" (1.98m x 1.75m)
The white suite comprises a panelled bath with a mixer tap and handheld shower attachment, an electric shower over the bath, a close coupled toilet and a pedestal wash-hand basin. Finished with new wet-wall panelling to the walls and wood effect vinyl flooring. A high-level window, a ceiling light are included.

**Main Bedroom**
15' 11" x 9' 9" (4.84m x 2.96m)
A well-proportioned double bedroom, finished with new grey carpet and neutrally painted walls. Two windows bring in natural light, with a pendant ceiling light enhancing this. A radiator and power points complete the room.

**Bedroom 2**
9' 1" x 13' 8" (2.76m x 4.16m)
A further generous double room, continuing the décor with neutrally painted walls and new grey carpet. A window





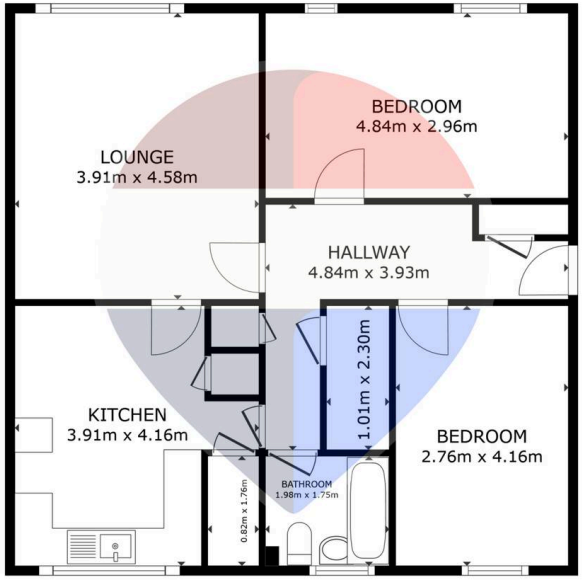







**Bedroom 2**
9' 1" x 13' 8" (2.76m x 4.16m)
A further generous double room, continuing the décor with neutrally painted walls and new grey carpet. A window brings in natural light, with a pendant ceiling light complementing this. The room is completed by a radiator and power points.

**Kitchen**
12' 10" x 13' 8" (3.91m x 4.16m)
Fitted with a range of wall and floor mounted cabinets with gloss white frontages and black bar handles, complemented by dark grey work surfaces and a grey metro-style tiled splashback. A stainless-steel sink with drainer sits beneath a double window, bringing in plenty of natural light. Space for freestanding appliances. A walk-in store cupboard (0.82m x 1.76m) and further built-in cupboards provide valuable storage. Finished with wood effect vinyl flooring and neutrally painted walls. A storage heater with cover, ceiling light, a heat detector and power points are also supplied.

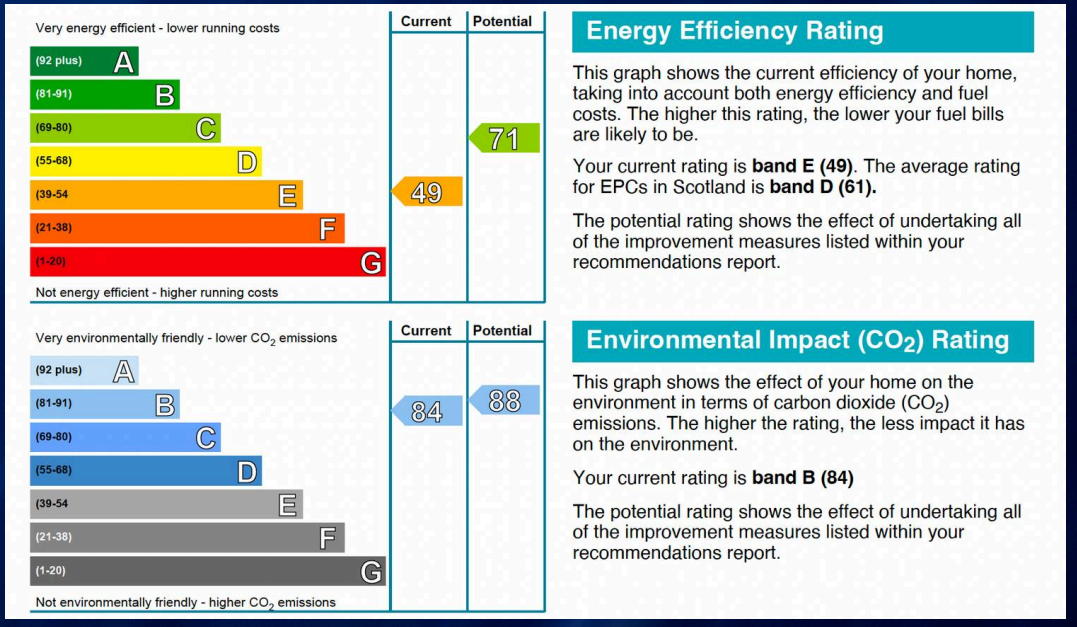



FLOOR PLAN

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR PLAN 78.2 m²
TOTAL : 78.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport




## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band E (49)**. The average rating for EPCs in Scotland is **band D (61).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Environmental Impact ($CO_2$) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (84)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.




# REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.