



# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

**81 Hudson Road, Rosyth, KY11 2DN**  
**Offers Over £134,500**



Well proportioned mid terraced villa offering ideal family accommodation in a much sought after location close to all local amenities and new high school. Entrance Hall, Downstairs WC, Lounge (French doors to garden), Dining kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Sought after location. Popular property type. EPC - D. Council Tax - B. Freehold.

## LOCATION

Rosyth is a popular and well-connected town situated on the northern shore of the River Forth, offering an excellent range of local shops, amenities and everyday services close at hand. The area is well served by four primary schools, while secondary education is provided at the recently opened Rosyth High School, with further options available in nearby Dunfermline.

The town is ideally positioned for commuters, with convenient access to the M90 motorway, Ferrytoll Park & Ride and the wider motorway network, providing excellent connections to Edinburgh, Fife and across east-central Scotland. The historic city of Dunfermline is also just a short drive away, offering an extensive range of shopping, leisure and recreational facilities, as well as a variety of bars, restaurants and excellent bus and rail links.

The property itself is particularly well placed for everyday convenience, being just a few minutes' walk from Tesco Superstore and Rosyth railway station. With a wealth of amenities and excellent transport connections right on the doorstep, this is an ideal location for both families and commuters alike.

## PROPERTY - MID TERRACED VILLA

- Sought after area
- Cul-de-sac location
- Close to local amenities
- Close to new high school
- Well proportioned accommodation
- Perfect family home
- Rear Garden

## ACCOMMODATION

### Hall 3.71 m x 1.73 m / 12'2" x 5'8"

With doors to the WC, lounge and kitchen. Storage cupboard. Stairs to upper level.

### WC

Front

### Lounge 5.93 m x 3.45 m / 19'5" x 11'4"

This is a superbly proportioned lounge. French doors to garden. Rear.

### Dining Kitchen 4.00 m x 3.71 m / 13'1" x 12'2"

This is a modern fitted kitchen, which has space for a dining table and chairs. New flooring. Recently redecorated. Front.

### Landing 2.68 m x 2.36 m / 8'10" x 7'9"

With doors to 3 bedrooms and bathroom. Storage cupboard with sliding doors. Further storage cupboard.

### Bedroom 1 3.72 m x 3.42 m / 12'2" x 11'3"

This double bedroom is of excellent proportions and benefits from a built in wardrobe. Rear.

### Bedroom 2 3.49 m x 2.91 m / 11'5" x 9'7"

This bedroom is also of double proportions and has a built in wardrobe. Front.

### Bedroom 3 2.74 m x 2.36 m / 9'0" x 7'9"

This third bedroom is a good sized. Rear.

### Bathroom 1.89 m x 1.58 m / 6'2" x 5'2"

Front.

### Garden

There is an area of garden ground to the rear of the property. Garden shed.

### PARKING

There is ample on street parking.

### HEATING

Gas central heating.

### GLAZING

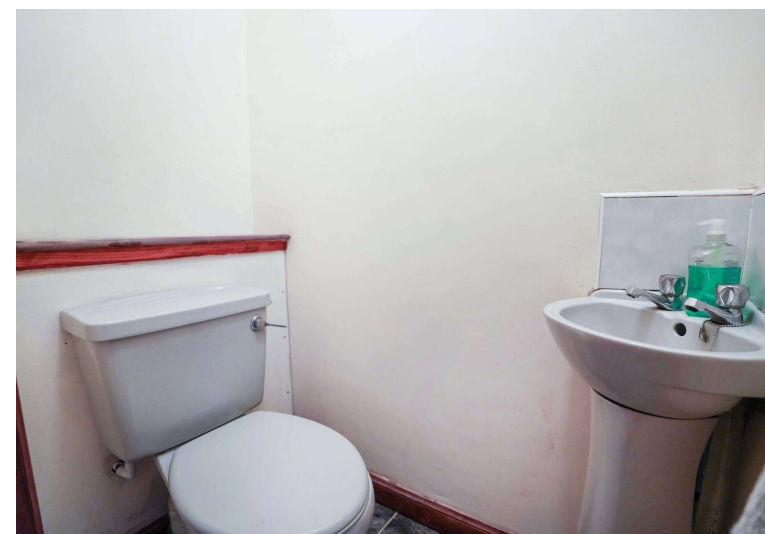
Double glazing.

### EXTRAS

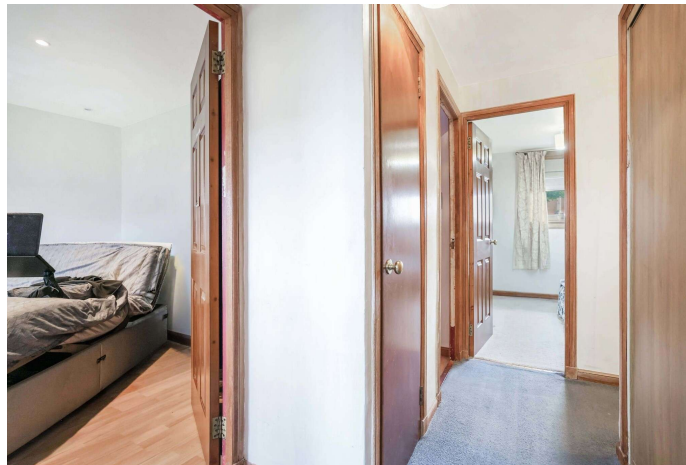
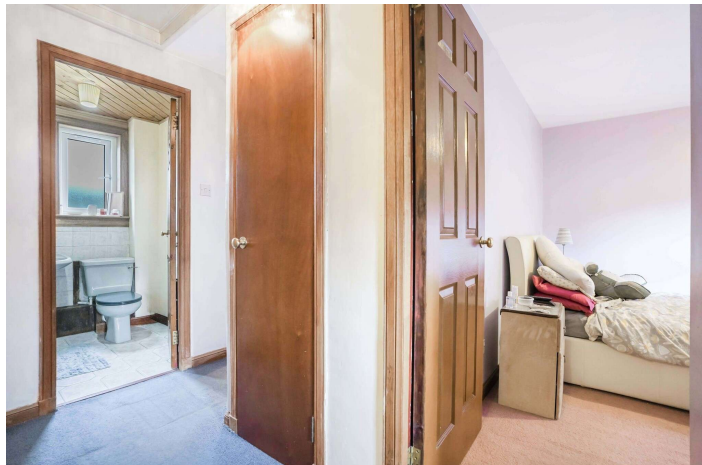
Any carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

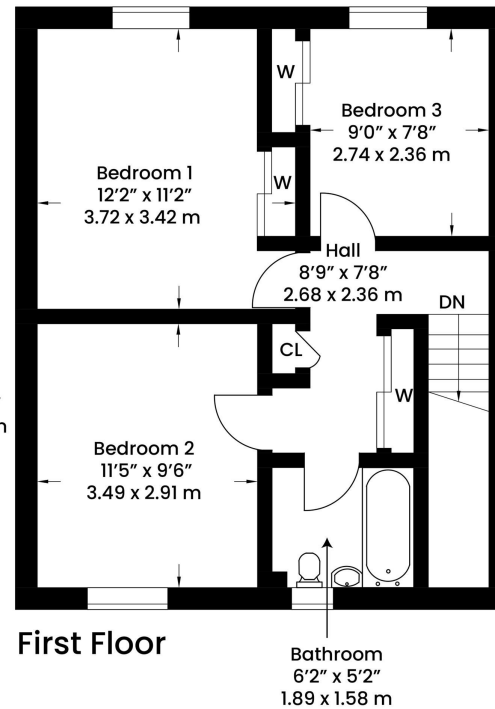
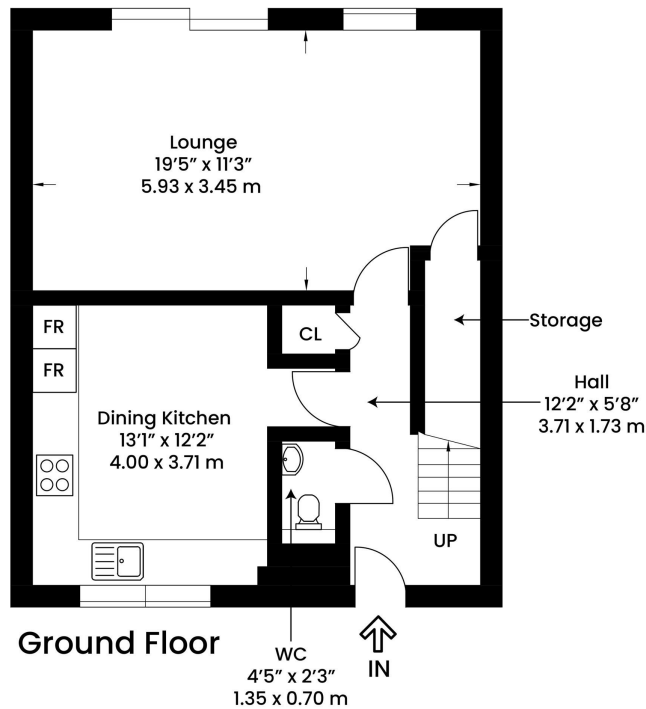
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [lsmith@ross.connel.co.uk](mailto:lsmith@ross.connel.co.uk)



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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