



1 Hilton Road  
Rosyth, Fife, KY11 2AZ

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared entry.
- Reception hall with excellent storage.
- Living room/dining room with French doors to communal garden.
- Breakfasting kitchen with appliances.
- Two generously proportioned double bedrooms with built in wardrobes.
- Single bedroom with open storage area.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Excellent storage cupboard within stairwell with plumbing for automatic washing machine.
- Further external storage cupboard.
- Shared communal storage cupboard.
- Communal gardens.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A well-presented and generously proportioned ground floor flat situated within the well-located Rosyth in Fife, an ideal commuter base for its proximity to the M90 leading to the north and the Queensferry Crossing leading back into Edinburgh. The property would be suitable for a range of buyers including a young couple or letting purposes.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

B.  
APPROXIMATELY 1.5 MILES TO ROSYTH TRAIN STATION.  
APPROXIMATELY 11.7 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

Rosyth is located on the Firth of Forth, just a few miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shops for everyday requirements, including a Tesco supermarket, Sainsbury's local, Co-operative with Post Office and several pharmacies. There are several economical transport links offering easy access to Edinburgh, Perth, Dundee and St Andrews, including Ferrytoll park and ride facility by Inverkeithing with regular services to Edinburgh and the airport, Rosyth and Inverkeithing rail stations both offering free all-day parking and services to Aberdeen and London, and Queensferry Crossing for those travelling by car. All of which are under two miles from the property. Schooling of good repute can be found for Primary education within walking distance in Rosyth, as can the newly completed Caledonia High School opening this year. Situated along the Fife Coastal Route, there is an abundance of picturesque villages and ample walking routes with access to many popular beaches along the Forth river and east coast.

### EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE HOB, OVEN, COOKER HOOD, DISHWASHER AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





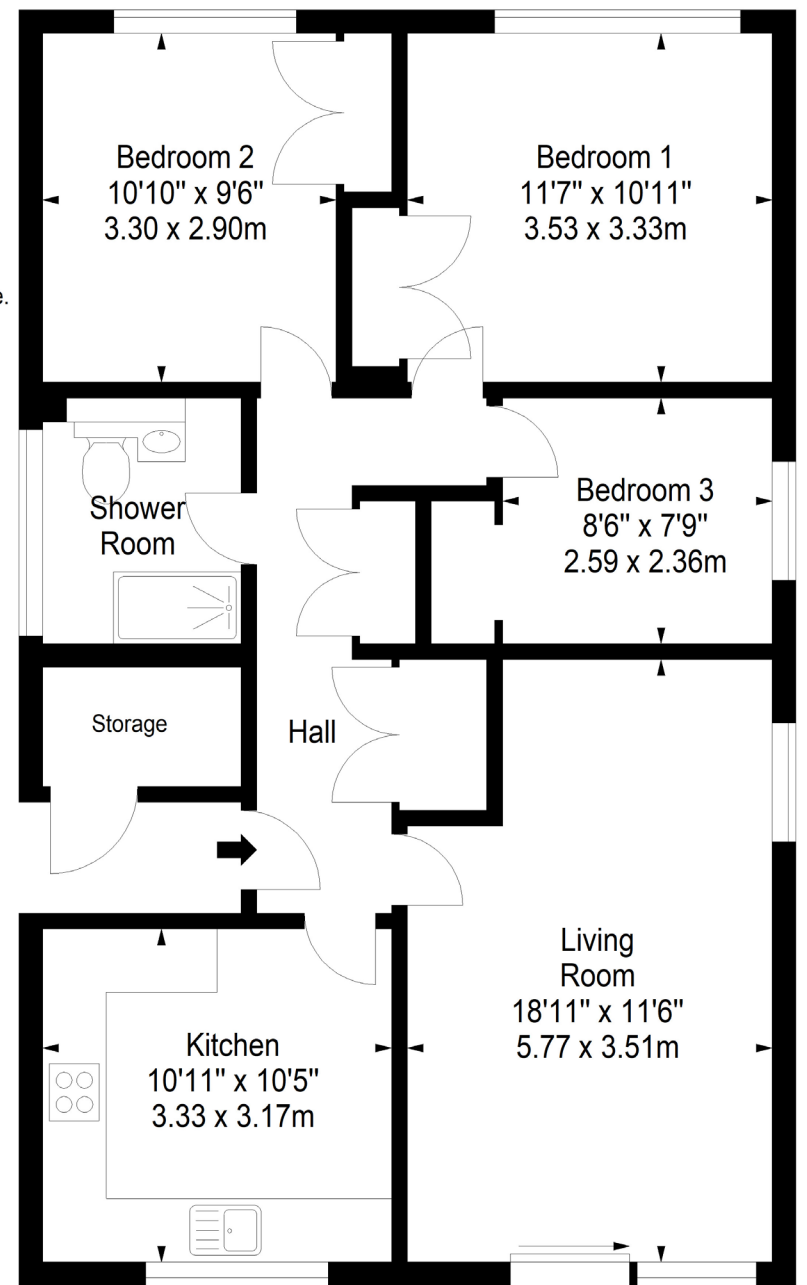
Hilton Road,  
Rosyth,  
Dunfermline,  
Fife, KY11 2AZ



Approx. Gross Internal Area  
831 Sq Ft - 77.20 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING C



Ground Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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