



Stevenson Marshall
Property & Law

29 Hamilton Place, Rosyth, KY11 2PJ

Offers Over £140,000

A traditional mid terraced villa in quiet cul-de-sac setting off Queensferry Road. Accommodation comprises:- entrance hallway, lounge, kitchen (with utility cupboard and pantry), upper landing, two double bedrooms and bathroom.

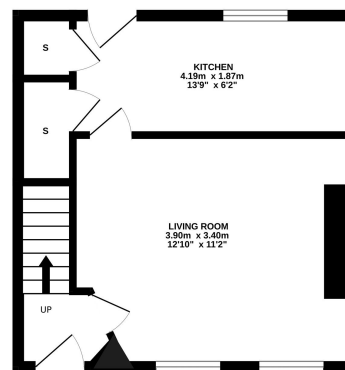
Gas central heating and double glazed windows are installed and the property boasts excellent storage, quality deep pile carpets, security alarm and pleasant outlooks to rear.

The are generous mature gardens, which are mainly laid to lawn with patio areas, trees and maximum privacy. A monobloc driveway to front provides ample off street parking.

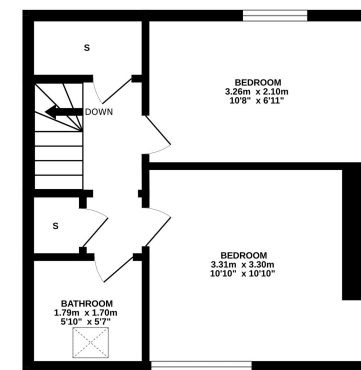
EPC rating: C. Council tax band: A.

Quiet yet central cul-de-sac setting, Hamilton Place is located within walking distance of Rosyth Town Centre and railway station (services to Edinburgh). Regular bus services operate within the immediate vicinity and there are local shops, banks, Tesco supermarket and well reputed schools close by. The New Caledonia High School is due to open in August 2026 and is also within walking distance of the property. Rosyth is situated only three miles due south of Dunfermline City Centre, offering easy access to the M90 Motorway (Edinburgh, Perth and Forth Road Bridges). Rosyth is characterised by numerous tree lined avenues and a central park.

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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An appointment to view can be made by contacting selling agents on 01383 721141.

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