



Offers Over

**£155,000**

## 26 Backmarch Road

Rosyth | Fife | KY11 2RQ

This spacious and bright end terraced villa with fantastic sized private gardens and driveway, is quietly situated within the popular district of Rosyth, close to a host of excellent local amenities and commuting links. The property would ideally suit the growing family and early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – B



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned dual-aspect lounge/dining, modern fitted kitchen with door providing direct access to the rear, stylish bathroom with white three-piece suite and shower over bath, light and airy principal bedroom with fitted storage and two further well proportioned bedrooms. Further benefits include gas central heating (new boiler installed 2022) and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob and washing machine.

## Gardens & Driveway

The property is situated on a fantastic plot with sizeable private gardens to the front, side and rear. To the front lies a double driveway providing off-street parking with timber garage to the side. To the rear, the garden is mainly laid to lawn, the ideal space for children to play or for outside dining/relaxing.

## Viewing

Please contact Neilsons on 0131 625 2222





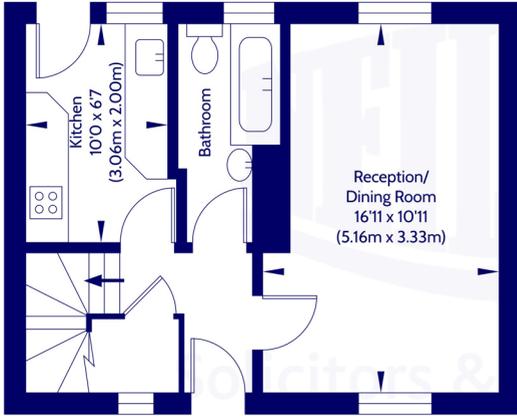
## Location

Rosyth is located on the Firth of Forth some three 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 and Sainsburys local. This is an excellent commuter base for those travelling north and south of the Forth Bridges by road or rail, located a mile from the Queensferry crossing this gives an ease of transport for the commuter. The Ferry toll park and ride facility at Inverkeithing provides a stress-free and economical way of commuting to Edinburgh and the airport whilst the train station offers direct trains to Aberdeen and London. All of which are under two miles from the property. Schooling of good repute can be found for Primary education in Rosyth and further secondary education in nearby Dunfermline. Situated by the Firth of Forth there is an abundance of picturesque villages and ample walking routes for dogs along the coast.

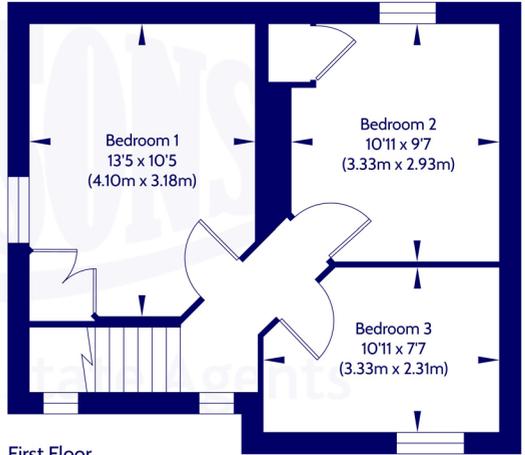




Approx. Gross Internal Floor Area 70.36 Sq M / 757 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
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72 High Street  
Bonnyrigg

