



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7 St. Davids Court

Dalgety Bay, Fife KY11 9SU

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Nestled in a tranquil cul-de-sac, in sought-after Dalgety Bay, awaits a lovely semi-detached chalet bungalow. Discreetly positioned behind a monobloc driveway and neat front garden, this home offers five bedrooms, two bathrooms, beautifully presented interiors, along with a stunning landscaped south-facing garden. A wonderful family home in perfect, move-in condition.

Step inside the inviting entrance hall, which flows seamlessly into the elegant living room. A dual aspect, creates a clear line of sight to the rear garden, to create an exceptionally open and cohesive living area - the perfect setting for modern family life and entertaining. A wide opening marks the transition into the inviting dining area, which easily accommodates dining for up to six. Adjacent to the dining room is a galley style kitchen, boasting aqua blue gloss units, a full suite of integrated appliances, complemented by a convenient pantry. Moving upstairs, an airy landing hosts five bedrooms: three are doubles and there are two good-sized singles. A stylish family bathroom with a luxurious back to wall bathtub, and a separate shower room, complete the accommodation.

Gardens

The property boasts a beautifully landscaped south facing rear garden, comprising a paved BBQ area with seating area and a lawned area, great for entertaining.

Parking

The property benefits from an attached single garage with utility sink and monobloc front driveway.

Extras: all fitted floor coverings, light fittings, curtains, blinds, and all fully integrated kitchen appliances, included in the sale.

Home Report Value - £275,000







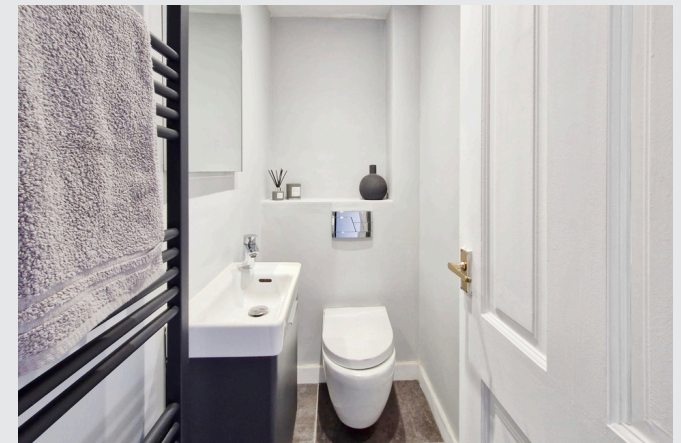
Lovely five bedroom
family home,
in sought-after
Dalgety Bay











Property Summary



- Located in sought-after Dalgety Bay
- Elegant living room open plan to dining room
- Stylish galley kitchen with pantry
- Three double bedrooms
- Two good-size singles
- Stylish three-piece family bathroom
- Shower room
- Two attic spaces, partially floored
- Gas central heating & double glazing
- Single attached garage with monobloc driveway
- Neat front garden & beautiful south facing rear garden
- EPC Rating - C | Council Tax Band - D



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DALGETY BAY SAILING CLUB



DALGETY BAY SAILING CLUB



Dalgety Bay

Dalgety Bay is set in an idyllic location on the south coast of Fife on the banks Firth of Forth, with views towards Edinburgh and South Queensferry. It stretches along the coast incorporating many beautiful bays and coves. The original village was removed in the 18th Century and the present town was formed in the 1960's, regularly winning the title of 'Best Kept Small Town'. Excellent local amenities are available, with an Asda and Tesco stores, community centre, medical centre and reputable restaurants.

Great walks can be found along the coastal path ways, there is a leisure centre, Aberdour Golf Course is just along the coast and there is Dalgety Sailing Club.

Excellent schooling is available with the local, Dalgety Primary School and Inverkeithing High School. Many of the private schools in Edinburgh are easily accessible, along with Dollar Academy, which runs a private bus service.

Superb transport links are available and Dalgety Bay is a popular commuter town, situated close to the M90 and the Forth Road Bridge. There is a park and ride in neaby Inverkeithing and a railway station in Dalgety bay itself.

Let us help you find your next
dream property!



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Total Area: approx. 120.7 sq. metres (1299.4 sq. feet)
(Not including Garage)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

