









# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A fantastic opportunity to purchase a two bedroom detached bungalow located within a quiet, leafy cul-de-sac within the popular coastal town of Dalgety Bay
- A bright well proportioned house perfect for first time buyers, young family or those looking to down size with the ability to upgrade to their own taste
- A fantastic setting with transport links available within Dalgety Bay with both Train Station and bus links. The M90 motorway is easily accessible from the property linking throughout central Scotland and circa 30 minutes to Edinburgh City Centre
- A wide range of amenities within Dalgety Bay including various supermarkets, local shops, restaurants, leisure facilities and lovely coastal walks along the Firth of Forth. Access to the beautiful Fife Coastal Path at St David's Harbour stretching 117 miles from Kincardine to Newburgh
- Additional amenities available in nearby Dunfermline City Centre and Fife Leisure Park offering a ten screen cinema and various coffee shops, restaurant and gym
- Benefitting from driveway leading to single garage with electric remote control up & over door
- Entrance hall leading to front facing living room/dining room. Kitchen with access to the driveway & leads to the garage and back garden.
- Two double bedrooms with built in wardrobes & patio doors for easy access to back garden.
- Bathroom with three-piece suite and mains fed shower over the bath
- Gardens to the front and rear with standalone greenhouse
- An excellent opportunity, rarely available on the market and viewing comes highly recommended









# Location

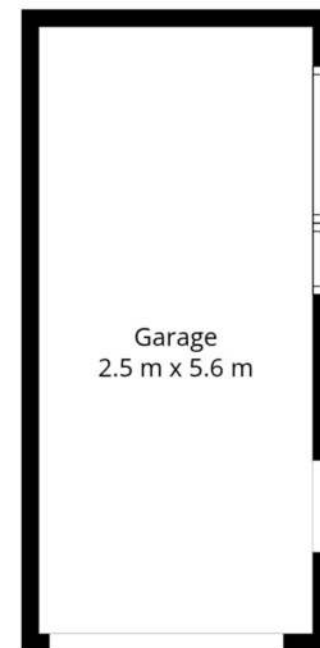
Dalgety Bay, located in Fife along Scotland's picturesque coastline, is a highly sought-after residential area. Known for its modern amenities and tranquil setting, the town offers an excellent mix of suburban living and scenic coastal charm. It boasts a strong community spirit, well-regarded schools, and convenient transport links, including a nearby train station providing easy access to Edinburgh, just 30 minutes away.

With a variety of properties ranging from contemporary family homes to luxury waterfront apartments, Dalgety Bay appeals to professionals, families, and retirees alike. The town benefits from well-maintained parks, walking trails along the Fife Coastal Path, and proximity to recreational facilities like golf courses and sailing opportunities.

Its combination of modern convenience, natural beauty, and connectivity makes Dalgety Bay a prime location for those seeking a balance of lifestyle and accessibility.







**TOTAL: 67 m2**  
Ground floor: 67 m2  
EXCLUDED AREAS: GARAGE: 14 m2, WALLS: 8 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



## Enquiries

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

