



38 Donibristle Gardens, Dalgety Bay, KY11 9NQ
Offers Over £330,000





Key Features

 3 Bedrooms

 2 Public

 2 Bathrooms

- 38 Donibristle Gardens is a three-bedroom townhouse, set within an idyllic setting on the banks of the River Forth
- Offering fantastic views of the Forth Estuary and overlooking the grounds of the historic Donibristle estate
- Transport links available within Dalgety Bay with both Train Station and bus links available and M90 motorway easily accessible from the property. 30-minute drive to Edinburgh City Centre.
- Two primary schools available within walking distance with bus links to secondary schooling in nearby Inverkeithing
- Range of amenities within Dalgety Bay including supermarkets, shops, restaurants, leisure centre and lovely coastal walks along the Firth of Forth
- Neat and enclosed South facing gardens, mostly laid to lawn, opening to lovely gardens around Donibristle House
- Integral garage and driveway
- Accommodation is formed over three levels with the ground floor benefitting from master bedroom and en suite shower room. Large storage cupboard within the hall
- The first floor features the principle public room, a large lounge with office space, boasting views over gardens and the Forth
- Formal dining room and kitchen with a range of storage options and room for white goods. WC within the landing
- Two further bedrooms on the second floor with built in wardrobe space and stunning outlooks. Family bathroom
- Gas central heating and double glazing
- EPC Rating – C, Council Tax Band – F





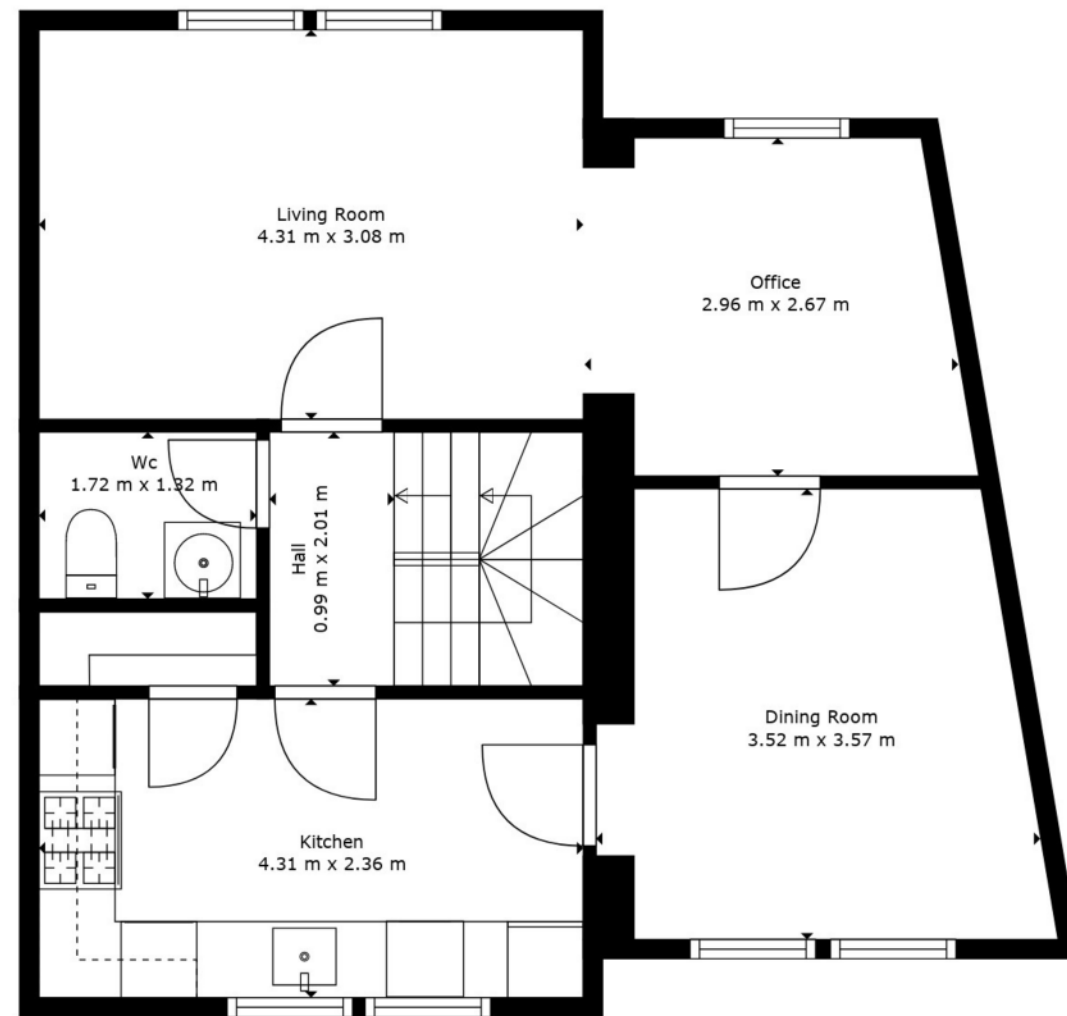
Location

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.

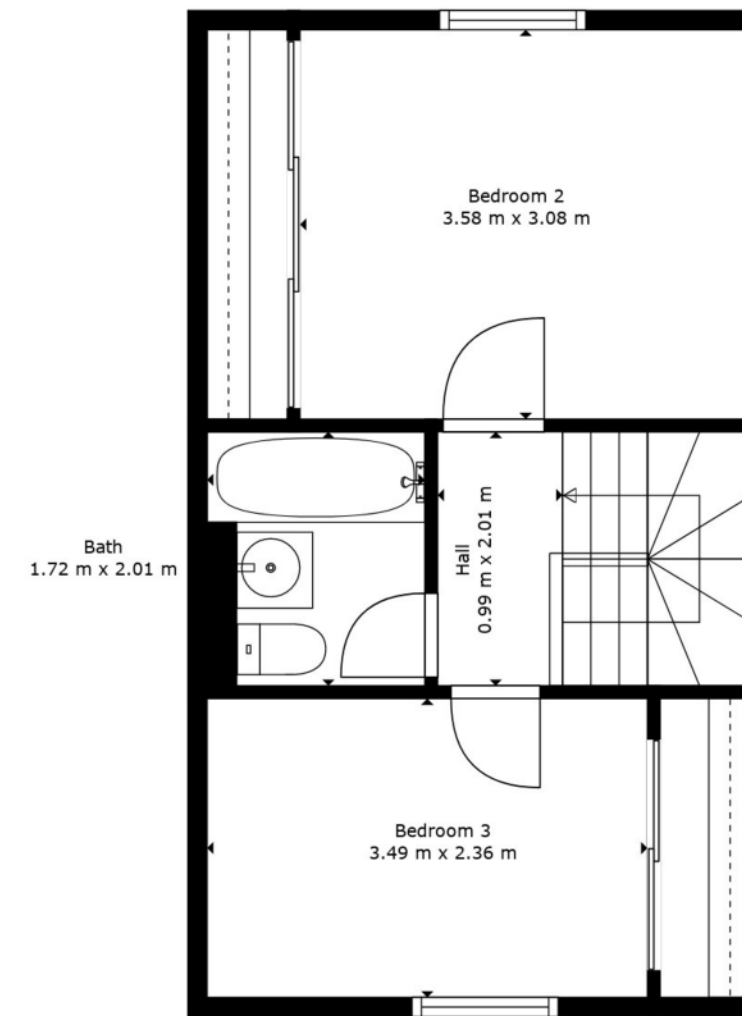
With a variety of properties ranging from contemporary family homes to luxury waterfront apartments, Dalgety Bay appeals to professionals, families, and retirees alike. The town benefits from well-maintained parks, walking trails along the Fife Coastal Path, and proximity to recreational facilities like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





Floor 2



Floor 3



Floor 1



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