



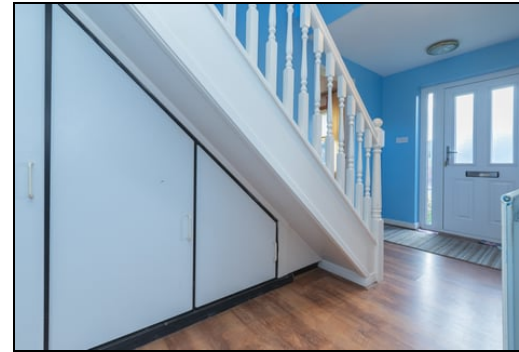
Offers Over £205,000
59 Strathbeg Drive, Dalgety Bay, Dunfermline, Fife, KY11 9XQ

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Delmor are delighted to present to the market this spacious detached villa which requires upgrading and is set in a much sought after location. Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarket, post office, leisure centre and primary schooling. Secondary schooling can be found in nearby Inverkeithing. Dalgety Bay is an ideal base for commuters with excellent public transport links to Edinburgh and close proximity to the A92, M90 motorway network. In addition the railway station provides regular links to Edinburgh and other neighbouring towns. The property briefly comprises of on the ground floor - Entrance hallway with stairs leading to the first floor. Lounge with fire surround and inset fire. French doors to the rear gardens. Kitchen with floor and wall mounted units incorporating electric hob with oven below, Downstairs toilet with WC and wash hand basin. There is a family room/4th bedroom. The first floor has a top hallway giving access to three further bedrooms. Shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. The front gardens are open and mostly laid to lawn. There is a driveway leading to the garage. There are also gardens to the rear. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended and would ideally suit a buyer looking to put their own stamp on a home.

Ground Floor

Entrance Hallway



Lounge



5.4m x 3.1m (17' 9" x 10' 2")

Kitchen



1.9m x 2.9m (6' 3" x 9' 6")

Downstairs Toilet



0.8m x 1.7m (2' 7" x 5' 7")

Family Room/4th Bedroom



3.8m x 2.9m (12' 6" x 9' 6")



First Floor

Top Hallway



Bedroom



3.8m x 2.9m (12' 6" x 9' 6")



Bedroom



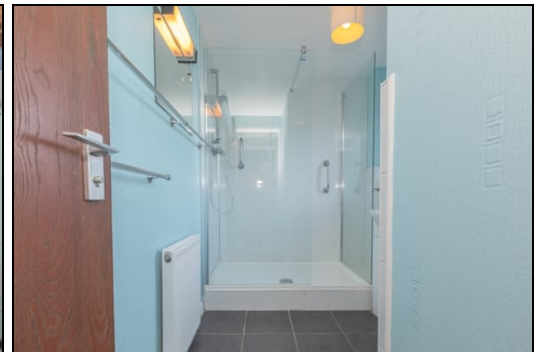
3.4m x 3.2m (11' 2" x 10' 6")

Bedroom



1.9m x 4.2m (6' 3" x 13' 9")

Shower Room



1.9m x 2.9m (6' 3" x 9' 6")

Gardens



Extras

All floor coverings. Hob and oven.

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it



exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

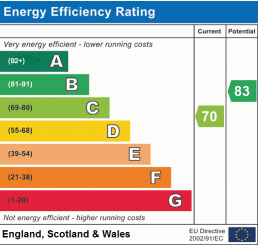
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office.

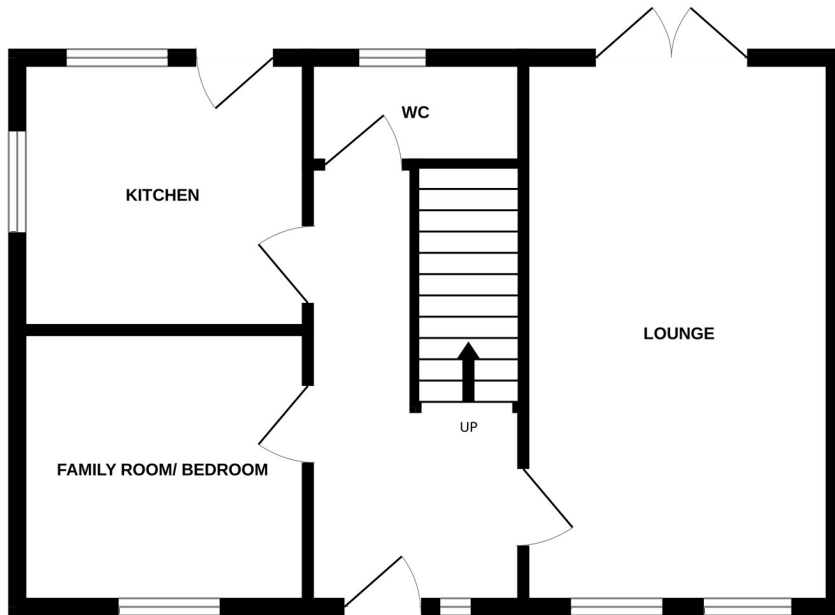
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

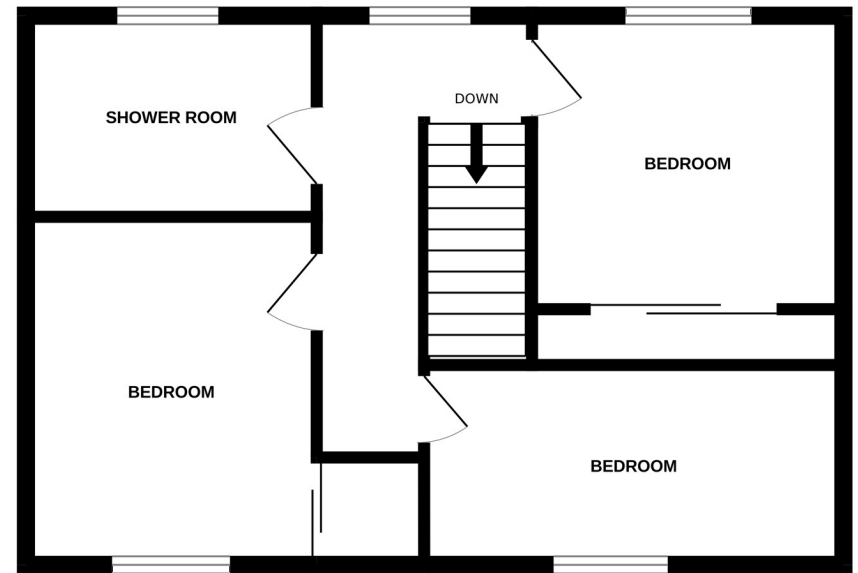
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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