





# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A well-presented, two bedroom semi-detached home, situated within the popular and highly regarded coastal town of Dalgety Bay
- A fantastic setting for families with transport links available within Dalgety Bay with both Train Station and bus links. The M90 motorway is easily accessible from the property. Circa 30-minute drive to Edinburgh City Centre and linking throughout central Scotland
- Located minute's walk from Dalgety Bay Primary school with additional primary schooling at Donibristle Primary. Bus links to secondary schooling with the new Caledonia High School due to open in nearby Rosyth in August 2026
- 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 converted garage offering a gym and sauna
- Entrance hall leading through to a front facing living room with additional storage under the stairs
- Contemporary dining kitchen to the rear of the home, offering a range of floor and wall mounted storage, built in appliances and access out onto gardens
- Two double bedrooms on the first floor with built in wardrobes within bedroom one
- Tiled family bathroom with three piece suite with shower over the bath
- Private gardens to the rear and driveway with parking
- An excellent first time home in a sought after location. Viewing comes highly recommended





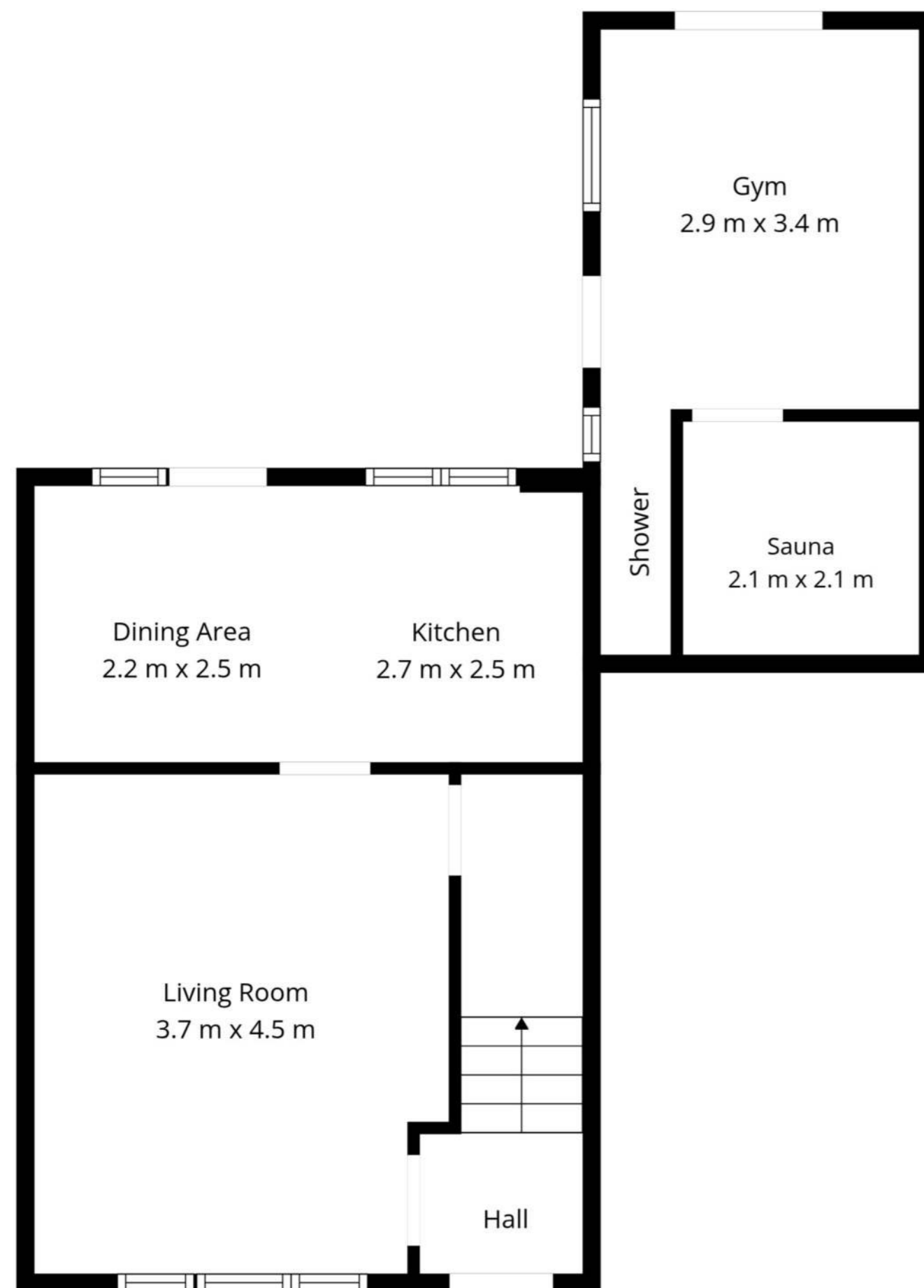
# Location

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.

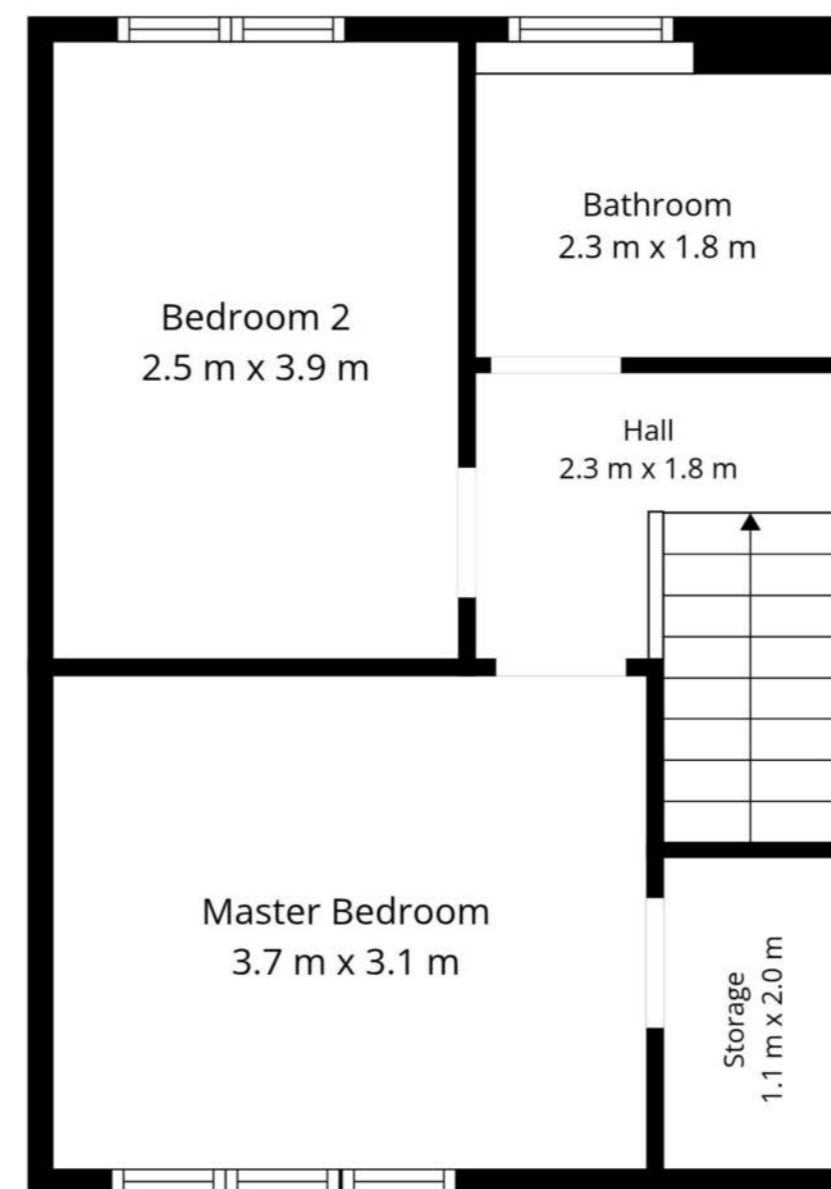
With a variety of properties ranging from contemporary family homes to luxury waterfront apartments, Dalgety Bay appeals to professionals, families, and retirees alike. The town benefits from well-maintained parks, walking trails along the Fife Coastal Path, and proximity to recreational facilities like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





Ground Floor



1st Floor

**TOTAL: 84 m2**  
 Ground floor: 51 m2, 1st floor: 33 m2  
 EXCLUDED AREAS: STORAGE: 2 m2, WALLS: 8 m2

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

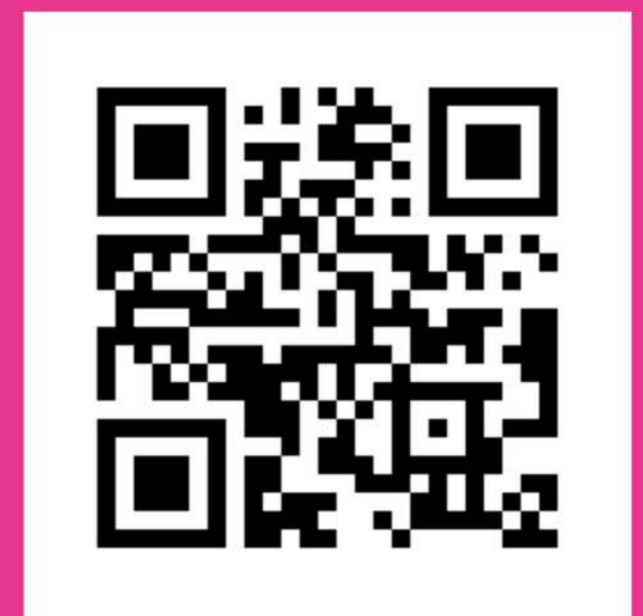


## Enquiries

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

