

2 Chapel Villas, Dalgety Bay



Law Location Life

2 | Chapel Villas | Dalgety Bay

Rarely Available Detached Family Home set within a generous plot in one of Dalgety Bay's most sought-after residential areas. This exceptional property offers contemporary open-plan living, beautifully styled interiors, and superb outdoor space – the perfect combination for modern family life.

The current owners have extensively remodelled and renovated the home throughout, creating a sleek and versatile layout with high-quality finishes, a newly fitted kitchen, and luxurious bathrooms.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Open Plan Sitting/Dining/Kitchen, WC/Cloakroom, Upper Level Landing, Master Bedroom (Balcony and En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom.

Externally the rear south-facing rear garden is a true highlight, featuring two sun decks that provide ideal spots for outdoor dining and relaxation. To the front, a double integral garage and private driveway offer excellent parking and storage.

This wonderful home also enjoys excellent commuter links and is within easy reach of Dalgety Bay's wide range of local amenities, schools, and coastal walks.

Early viewing is highly recommended to fully appreciate the quality, space, and setting of this superb family home.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is wood flooring and door providing access into the reception hallway.

Reception Hallway

The reception hallway has wood flooring, doors to the open plan kitchen/sitting/dining room, inner hallway and under stair storage cupboard. The carpeted staircase provides access to the upper level.

Open Plan Kitchen/Sitting/Dining Room

The heart of this home is a stunning open-plan sitting/dining/kitchen, designed for both relaxed family living and entertaining. The sunken sitting room is accessed via a few steps, has wood flooring, wood burning stove, windows to the front and side and 2 Skylights. The dining room is adjacent to the sitting room and has bifold doors to the side providing access onto the raised sun terrace, wood flooring and open access to the kitchen.

The contemporary kitchen has a feature breakfast bar with seating for 4, worktops, splash back tiling and ceramic 11/2 bowl sink and drainer. Appliances include 'Belling' Range, wine fridge, American fridge/freezer and integrated dishwasher. There are windows to the rear and side and tiled flooring.

Inner Hallway

The inner hallway has wood flooring and doors to the wc/cloakroom and integral double garage.

WC/Cloakroom

The tiled wc/cloakroom comprises; wc, wall hung wash hand basin, towel radiator and window to the rear.

Upper Level Landing

A split level carpeted staircase with window to the rear provides access to the upper level accommodation. There are doors to 4 bedrooms, 2 storage cupboards, hatch to the attic space and wood flooring.

Master Bedroom

A large master bedroom with wood flooring, fitted wall to wall wardrobes, patio doors to the front to a large balcony and door to the en suite shower room.

Balcony

A balcony overlooking the front with deck.

En Suite Shower Room

The en suite has vinyl flooring and is part tiled. There is a bath with shower attachment, corner shower, wc, wash hand basin with storage, chrome towel radiator and window to the rear.

Bedroom 2

A double bedroom with fitted wardrobe, laminate flooring and window to the rear with partial views across the Firth of Forth.

Bedroom 3

A great sized third bedroom with window to the front and laminate flooring.

Bedroom 4

A forth bedroom with laminate flooring and window to the front.

Family Bathroom

A luxury fully tiled family bathroom which comprises; oval bath with shower attachment, corner shower, wc, wash hand basin with storage, chrome towel radiator and window to the side.

Integral Double Garage

The integral double garage has an electric door to the front, 2 windows to the rear, power and light. There is a utility area with fitted storage units, worktops and plumbing for a washing machine and tumble dryer.

Gardens

The rear South facing enclosed garden is predominantly laid to lawn with mature trees, plants and shrubs. There is a sun deck with pergola, sink and storage and raised sun terrace, both perfect for outdoor dining. The front garden is again laid to lawn with trees and shrubs.

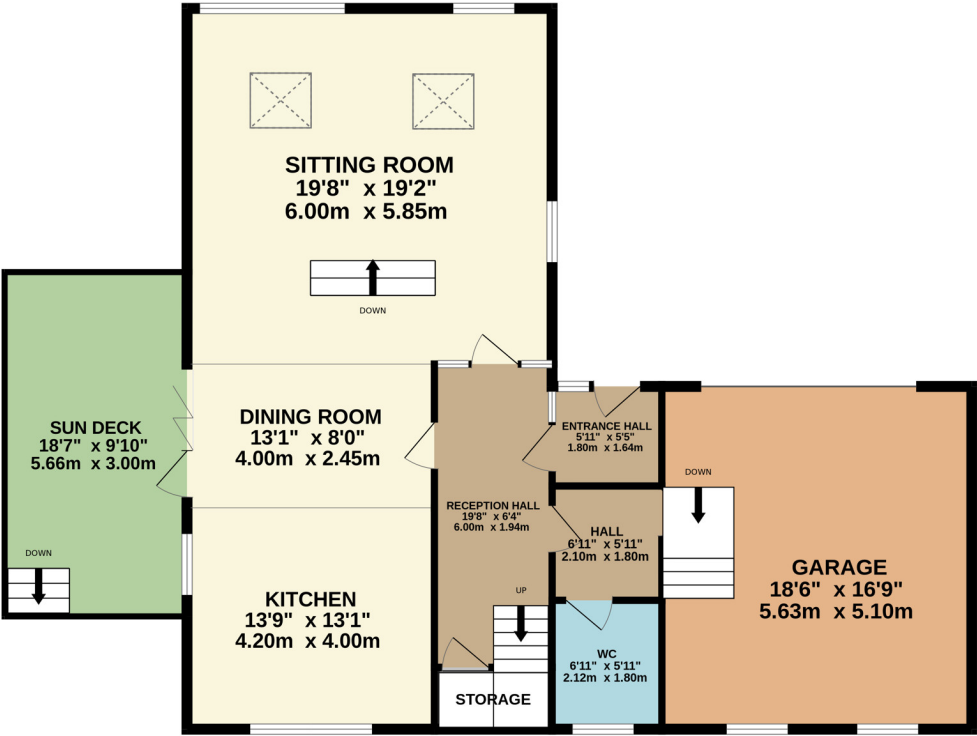
Driveway

There is a driveway to the side with space for 3 vehicles.

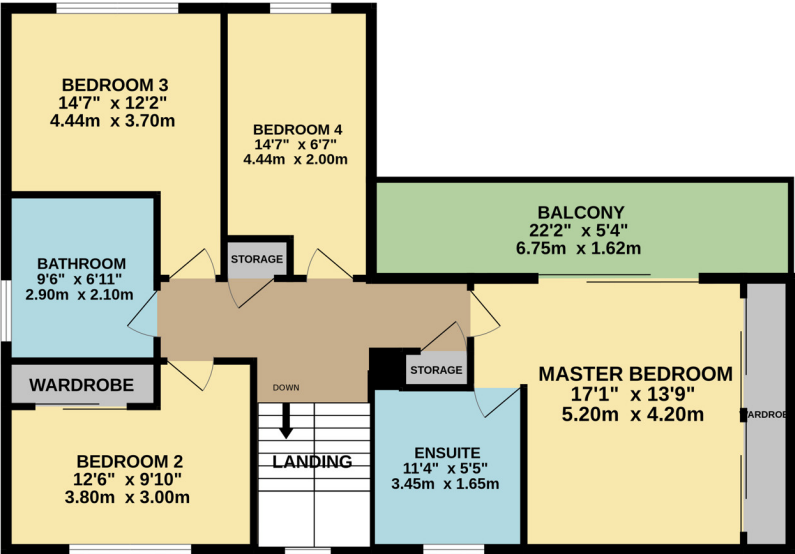
Heating

Gas central heating. There is electric under floor heating in the bathrooms and kitchen.

GROUND FLOOR



1ST FLOOR



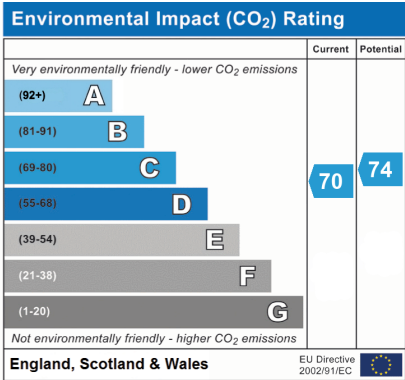
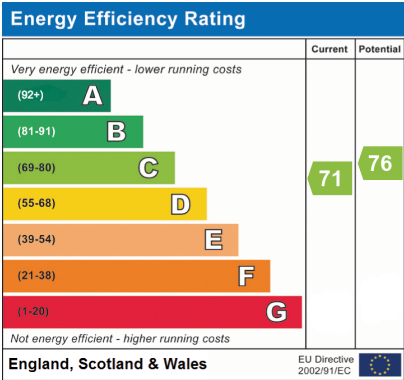
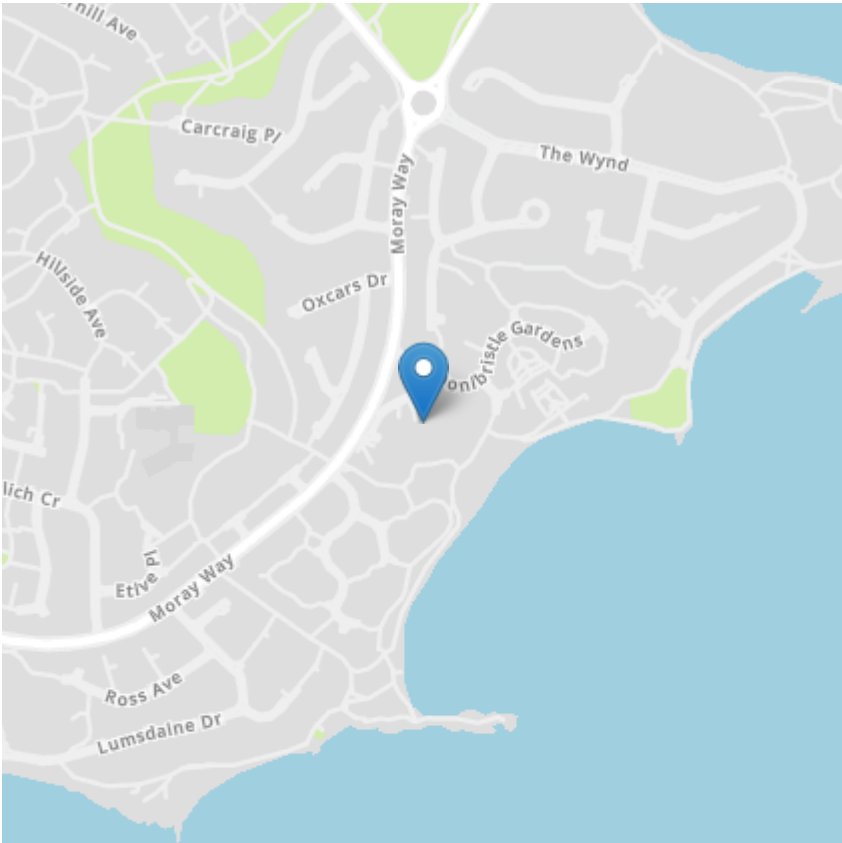
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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CHAPEL VILLAS, DALGETY BAY - A BETTER PLACE TO LIVE

Dalgety Bay is a coastal town on the north shore of the Firth of Forth, 9 miles from Edinburgh city centre. There are a range of local amenities, such as supermarkets, chemist, shops, cafes, pubs etc. Dalgety Bay has excellent commuter links with it's own Train Station and easy access to the M90 Motorway. The nearby City of Dunfermline has further facilities and attractions. The Kingsgate shopping centre and retail parks offer a selection of superstores, restaurants and bars with the nearby Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

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