



Morgans

PROPERTY

27 Donibristle Gardens, Dalgety Bay, KY11 9NQ

Offers Over £429,950



4



2



3





Exceptional detached family home



Four bedrooms, master with en suite



Generous 18ft lounge & separate dining



Garage & downstairs WC



Large kitchen/dining area & utility



Enclosed private gardens



EPC Rating -



Council Tax Band -





Welcome

A truly impressive four-bedroom detached family home offering nearly 1,725 square feet of beautifully proportioned and versatile accommodation across two floors, set within the highly sought-after residential area of Dalgety Bay. With an outstanding range of living spaces, four well-sized bedrooms, and a wealth of practical features, this is a home that will appeal to growing families looking for a quality property in one of Fife's most desirable communities. A welcoming entrance porch leads into the ground floor, where the accommodation is superbly laid out. A generous 18-foot lounge provides a superb main reception space, whilst a separate formal dining room offers a dedicated entertaining area. The well-appointed kitchen and dining area — extending to over 18 feet — provides an outstanding family living and cooking space, further complemented by a separate utility room. A downstairs WC and garage completes a highly practical ground-floor arrangement, with multiple storage cupboards ensuring everyday organisation is effortless. Upstairs, four well-proportioned bedrooms are served by a family bathroom. The principal bedroom benefits from both a private en suite and a built-in wardrobe, whilst three further bedrooms — two of which also feature built-in wardrobes — provide excellent and flexible sleeping accommodation for family members or guests. There are well maintained and mature gardens which are enclosed providing a child and pet safe environment. Any idyllic haven with patio and seating areas. The double driveway gives off street parking.



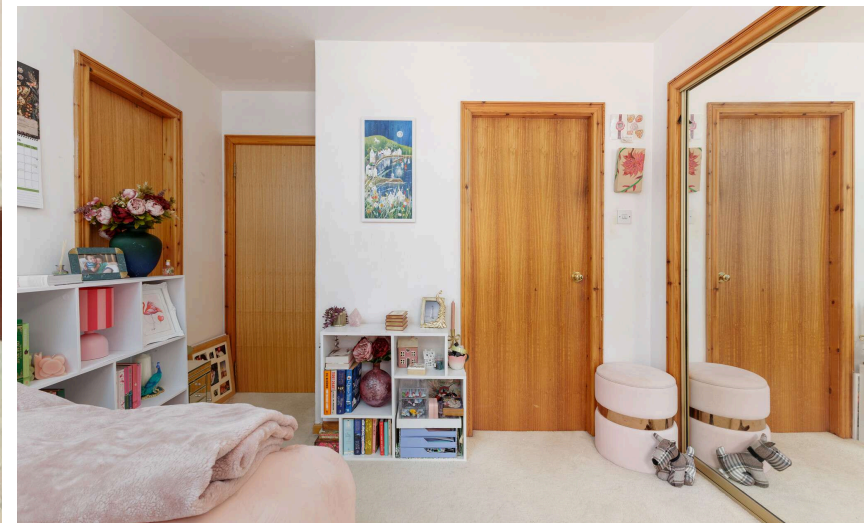


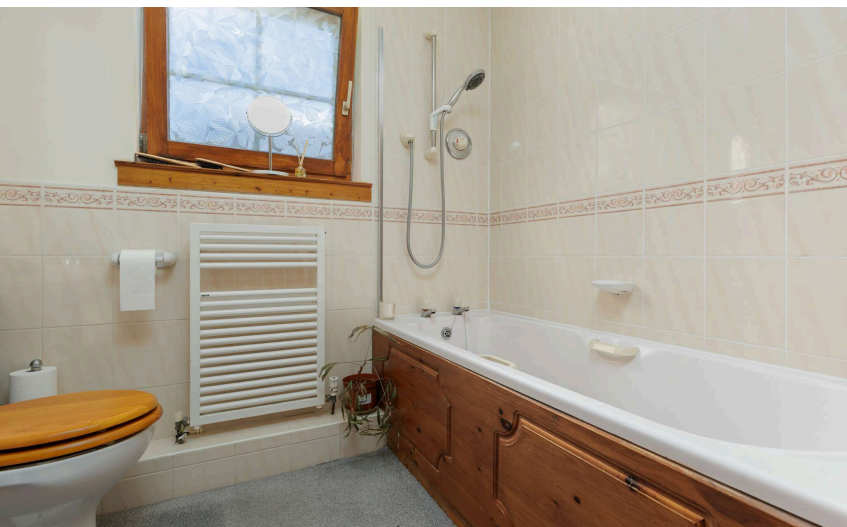
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Dalgety Bay

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 supermarkets, leisure centre, restaurants/ bars 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 A90, M90 motorway network. In addition the railway station provides regular links to Edinburgh and other neighbouring towns.

Map Image - page 7

Morgans Property Package

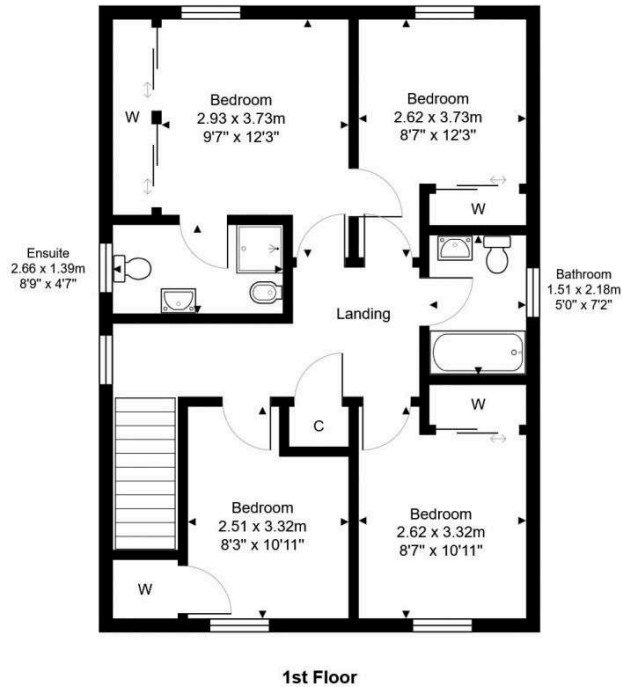
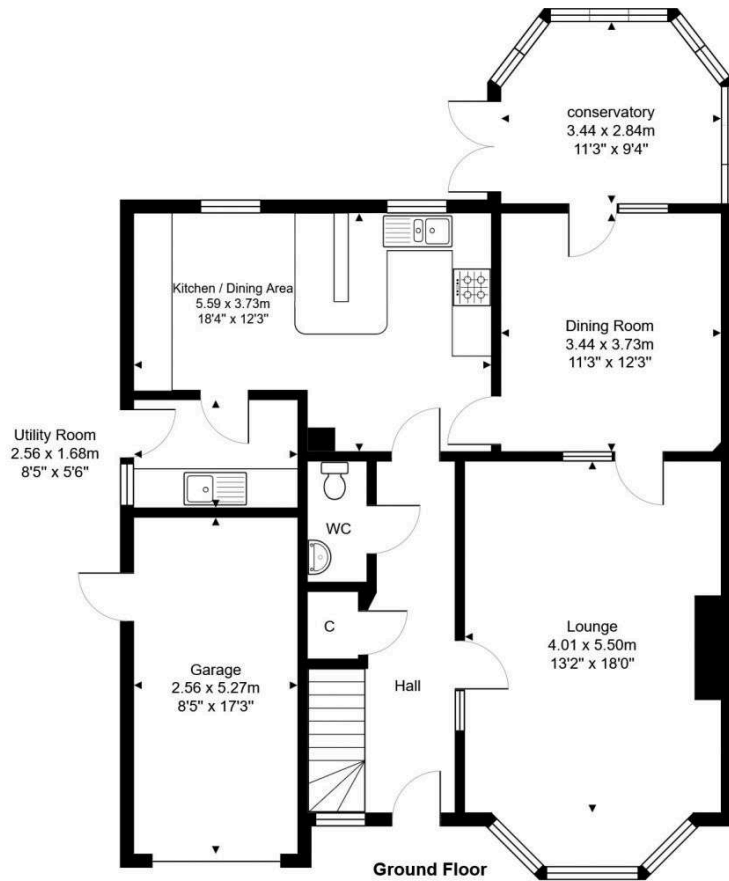
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 160.1 m² ... 1723 ft²

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.