



Malcolm Jack
& Matheson

2 MORLICH ROAD
DALGETY BAY, KY11 9UF



OFFERS OVER
£345,000

DESIRABLE AND EXCEPTIONALLY SPACIOUS
DETACHED 4 BED BUNGALOW IN HIGHLY
SOUGHT-AFTER ESTATE ON CORNER PLOT
WITH ATTRACTIVE GARDEN GROUNDS,
DRIVEWAY AND SINGLE GARAGE

Vestibule

Hall

Lounge

Dining room

Breakfasting Kitchen

Utility room

Four double bedrooms. Master with en-suite shower room.

Modern Family Bathroom

Spacious Front and Rear Garden

Driveway for 2 + Cars

Single garage

GCH & DG

EPC Rating D



SITUATION

Dalgety Bay is a highly desirable coastal town and is an excellent commuter base for those traveling north and south of the Forth Bridges. The M90 is within a short drive and the Dalgety Bay train station is easily accessible. There are two primary schools of good repute within Dalgety Bay and secondary schooling is available in nearby Inverkeithing. Local shopping and eateries can be found within the central area along with an ALDI, ASDA and Tesco superstore. For those who enjoy the outdoors, the Fife Coastal Path stretches from Kincardine to Newburgh and runs through Dalgety Bay.

PROPERTY

2 Morlich Road is a highly desirable, and exceptionally spacious modern four bed detached bungalow set within a highly sought-after residential estate in Dalgety Bay.

The property is well situated for quick and easy access to good local amenities, a bus route, Dalgety Bay train station and the motorway, ideal for a commuter.

The property has been well maintained by the owner providing move in condition throughout. The accommodation benefits from a large and spacious living space perfect for entertaining, excellent storage facilities including built in wardrobes in all the bedrooms and a single garage. The property also benefits from gas central heating and double glazing.

The property has attractive spacious gardens to the front and rear. There is a driveway, big enough for 2 + cars and a single garage.

Viewing is a must to fully appreciate the great location, the condition, and the generous size this property has to offer.

ACCOMMODATION

VESTIBULE 1.83m x 1.81m (6' x 5'11")

Built in double cloak cupboard with sliding doors. Radiator. Carpet.

HALL 6.49m x 4.75m (21'3" x 15'7")

L-shaped hallway with built in storage cupboard housing boiler. Two radiators. Carpet.

LOUNGE 5.82m x 4.58m (19'1" x 15')

Bright and spacious lounge with large window to front. Window to side. Ample space for furniture. Fireplace housing gas flame effect fire. Radiator. Carpet.



DINING ROOM 3.87m x 2.92m (12'8" x 9'7")

Spacious dining space ideal for entertaining. Window to front. Radiator: Carpet.

BREAKFASTING KITCHEN 5.46m x 2.79m (17'11" x 9'2")

Modern fully fitted kitchen with matching wall and base units. Ample space for dining table and chairs. Ample worktop space. Window to rear overlooking the garden. Integrated sink and drainer; electric hob, oven, and cooker hood. Free standing fridge/freezer and dishwasher. Radiator: Carpet.

UTILITY ROOM 2.92m x 1.50m (9'7" x 4'11")

Fitted base unit with worktop. Window to rear. Freestanding washing machine. Radiator: Carpet. Door out to the rear garden.

BEDROOM ONE 3.90m x 3.63m (12'10" x 11'11")

Bright and spacious master bedroom with ample space for bedroom furniture. Built in wardrobes. Window to front. Radiator: Carpet.

ENSUITE SHOWER ROOM 2.49m x 1.02m (8'2" x 3'4")

Three-piece suite comprising walk in shower cubicle with electric shower; wash hand basin. and WC. Opaque window to side. Radiator: Carpet.

BEDROOM TWO 3.53m x 2.93m (11'7" x 9'7")

Double bedroom with built in double mirrored wardrobe. Window to rear: Radiator: Carpet.

BEDROOM THREE 2.99m x 2.90m (9'10" x 9'6")

Double bedroom with window to rear: Built in double mirrored wardrobe. Radiator: Carpet.

BEDROOM FOUR 3.63m x 2.47m (11'11" x 8'1")

Spacious double bedroom with window to front. Fitted wardrobes and storage. Radiator: Carpet.

BATHROOM 2.91m x 1.81m (9'7" x 5'11")

White four-piece suite comprising bath, walk in shower cubicle with electric shower; wash hand basin with cupboard underneath and WC. Opaque window to rear: Heated towel rail. Vinyl flooring.

GARDENS AND GROUNDS

The property boasts an attractive well maintained spacious fully enclosed rear garden ideal for entertaining in the summer months. There is a lawn, and attractive plants and flowers.

There is a good-sized garden at the front which is laid mainly with lawn with well stocked borders. There is also access to a driveway for 2+ cars leading to a single garage.

EXTRAS

All fixtures and floor coverings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine, fridge freezer and dishwasher.

VIEWING

To view please contact Malcolm Jack & Matheson on 01383 723444.

HOME REPORT

There is a Home Report for this property.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale and the property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. In particular; none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



PROPORTION: 1 CM ON THE DRAWING REPRESENTS 1 METRE ON THE GROUND



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floor Plan by Miley Photography 07730560286

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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