



Malcolm Jack
& Matheson

31 CARRICK DRIVE
DALGETY BAY, KY11 9YB



OFFERS OVER
£145,000

RARELY AVAILABLE MODERN MID TERRACED HOME
WITHIN DESIRABLE RETIREMENT COMPLEX WITH 2
BEDROOMS. GARDEN AND RESIDENTS' PARKING.

Vestibule

Hall

Lounge

Kitchen

Two double bedrooms

Modern Shower Room

Rear Garden

Residents' Parking

GCH & DG

EPC Rating C



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

31 Carrick Drive is a modern and spacious 2 bed mid terraced home within a highly regarded retirement

complex, ideal for those looking to be close to good local amenities and commuter links.

The property has been well maintained by the owner providing move in condition throughout. The accommodation benefits from a good-sized living space, a fully fitted modern kitchen, gas central heating, double glazing, and excellent storage facilities.

The property has an area of garden at the rear and access to the communal garden at the front of the property. There is a residents' car park providing ample parking for residents and their visitors.

Please note: The development is managed by Hanover Scotland and occupiers must be aged over 60 years. A suitability visit will be required prior to a sale proceeding. This development is not suitable for those who require special care. An annual fee will be charged for the factoring of the development which covers building insurance, gardening, cleaning and upkeep of public areas and the community alarm system. The estimated fee is approximately £113 per month.

ACCOMMODATION

VESTIBULE

Cupboard housing meters. Radiator. Carpet. Door to Lounge.



HALL 2.70m x 2.53m (8'10" x 8'4")

Spacious hallway. Carpeted staircase. Under the stairs is a deep storage cupboard. Emergency pull cord. Vinyl tile effect flooring.

LOUNGE 4.42m x 3.75m (14'6" x 12'4")

Bright and spacious lounge with window to front. Telephone point. TV point. Radiator: Carpet.

KITCHEN 4.12m x 1.60m (13'6" x 5'3")

White modern fully fitted kitchen. Integrated sink and drainer, gas hob, oven, cooker hood, fridge, freezer. Space for washing machine. Door out to the garden. Window to rear. Vertical radiator. Vinyl tile effect flooring.

BEDROOM ONE 5.08m x 3.33m (16'8" x 10'11")

Located upstairs with window to front. Two separate built-in storage cupboards ideal for hanging clothes and storage. Emergency pull cord. Radiator: Carpet.

ENSUITE WC

Two-piece suite comprising wash hand basin, and WC. Extractor fan. Mirror. Vinyl tile effect flooring.

BEDROOM TWO 3.29m x 2.72m (10'10" x 8'11")

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

SHOWER ROOM 2.01m x 1.79m (6'7" x 5'11")

Partly tiled white three-piece suite comprising walk in shower cubicle with mixer shower; wash hand basin with cupboard underneath and WC. Towel rail. Extractor fan. Radiator. Vinyl tile effect flooring.

GARDENS AND GROUNDS

The property has its own private section of garden at the rear. This has an area of slabs for garden furniture and an area for drying clothes. Also at the rear of the property is the residents' car park. At the front of the property there is access to the communal garden area.

EXTRAS

All fixtures and floor coverings are included in the sale together with the integrated kitchen appliances.

VIEWING

By appointment. Call Malcolm Jack & Matheson.

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 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.

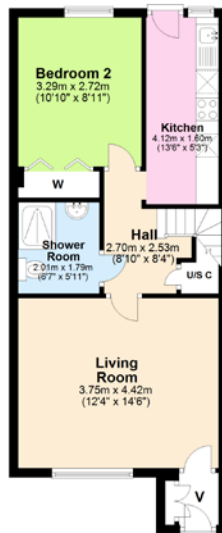
As the property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

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



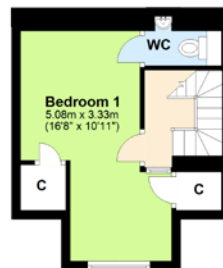
Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor

Approx. 19.7 sq. metres (212.4 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

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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