



Malcolm Jack
& Matheson

6 CHAPEL VILLAS DALGETY BAY, KY11 9UD



OFFERS OVER
£415,000

**WELL, PRESENTED AND
EXCEPTIONALLY SPACIOUS, 5 BED,
DETACHED VILLA, WITH EXTENSIVE
GARDENS, DRIVEWAY AND A
DOUBLE GARAGE, LOCATED IN THE
HEART OF DALGETY BAY**

**ENTRANCE HALL
LOUNGE/DINER
KITCHEN
WC
UTILITY ROOM
FAMILY ROOM
FIVE BEDROOMS. MASTER WITH EN
SUITE
BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY
DOUBLE GARAGE
DG & GCH
EPC D**



SITUATION

Dalgety Bay is a coastal town in Fife, Scotland, located on the southern shore of the Firth of Forth. Known for its scenic views and peaceful atmosphere, it offers a mix of residential areas and green spaces. The town is well connected, with easy access to major roads and public transport, making it an ideal location for commuters. Dalgety Bay also features local amenities, including shops, schools, and recreational facilities, while its proximity to nearby towns and Edinburgh provides additional convenience.

PROPERTY

Well-presented and exceptionally spacious, five-bedroom, detached villa, with extensive surrounding

gardens, driveway and a double garage, located in a quiet estate, in the heart of Dalgety Bay.

Internally the accommodation comprises entrance hall, lounge/diner, kitchen, utility room, WC, four double bedrooms, master bedroom with en suite shower room, and a family bathroom. There are excellent storage facilities throughout. The property also benefits from gas central heating and double glazing.

Externally this property is surrounded by extensive, well-maintained mature garden grounds. The rear garden backs onto the Fife Coastal Path.

ACCOMMODATION

HALL 2.97m x 2.72m (9'9" x 8'11")

Large and open hallway with laminate tile effect flooring. Radiator. Carpeted staircase. Built in cloak cupboard. Telephone point.

LOUNGE/DINER 8.02m x 4.44m (26'4" x 14'7")

Spacious lounge with window to the front. Fireplace. Two radiators. Sliding doors out to the rear garden. Laminate flooring.

WC

Modern white two-piece suite. Radiator. Tiled flooring.



KITCHEN 4.01m x 3.58m (13'2" x 11'9")

Spacious fully fitted kitchen. Integrated, electric hob, cooker hood, oven, microwave, sink and drainer. Radiator, dining table and chairs. Windows to the rear. Free standing fridge/freezer and dishwasher. Built in cupboard housing the boiler. Radiator. Tiled flooring.

UTILITY ROOM 2.60m x 1.93m (8'6" x 6'4")

Matching fitted wall and base units. Free standing washing machine and a tumble dryer. Integrated sink. Door to the rear garden. Tiled flooring.

HALLWAY/LANDING

Built in airing cupboard housing boiler, Hatch to attic. Radiator. Carpet.

FAMILY ROOM 5.41m x 4.18m (17'9" x 13'9")

Bright and spacious room. Window to the side. Gas flame effect fire. Radiator. Carpet.

BEDROOM ONE 4.46m x 3.34m (14'8" x 11')

Exceptionally spacious double bedroom. Two double built in wardrobes. Radiator. Carpet.

ENSUITE SHOWER ROOM 2.25m x 2.50m (8'4" x 8'2")

Modern walk-in shower with fitted mixer shower. Radiator. Wash hand basin and WC. Mirrored bathroom

storage cabinet. Opaque window to the rear. Heated chrome towel rail. Tiled flooring.

BEDROOM TWO 3.84m x 3.41m (12'7" x 11'2")

Spacious double bedroom. Built in double wardrobes. Radiator. Window to front. Laminate flooring

BEDROOM THREE 3.95m x 2.93m (3' x 9'7")

Spacious double bedroom with window to front. Double built in wardrobe. Radiator. Laminate flooring

BEDROOM FOUR 2.68m x 1.99m (8'10" x 6'6")

Single bedroom with window to front. Two built in storage cupboards. Built in shelved unit. Radiator. Laminate flooring

BEDROOM FIVE/STUDY 3.35m x 2.55m (11' x 8'4")

Located on the ground floor. Double bedroom with window to front. Radiator. Carpet.

BATHROOM 2.57m x 2.21m (8'5" x 7'3")

Cream three-piece suite comprising bath with mixer shower WC. Fitted vanity unit with integrated wash hand basin and units for storage. Shaver point. Heated towel rail. Built in storage cupboard. Opaque window to the rear. Laminate tile flooring.

GARDENS AND GROUNDS

The property boasts extensive well maintained mature garden grounds to the front and the rear.

The front garden comprises of an area of lawn, a driveway leading to a double garage. The garage has an electric up and over door and power.

The rear garden is fully enclosed with an area of lawn, a decked area, mature plants and a garden shed. The rear garden backs onto the Fife Coastal Path ideal for dog walkers.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine, tumble dryer, the free-standing fridge/freezer, the dishwasher and the garden shed.

VIEWING

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 emailing property@malcolmjack.co.uk.

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 this 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.



Photographs & Floorplan by Mike Dooley Photography 07730 560286

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.

Malcolm Jack & Matheson

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