

1/3 South Street, Bo'ness, West Lothian,
EH51 0EA
T: 01506 826232
E: property@sneddons.com
W: www.sneddons.com



sneddons
solicitors & estate agents **S.S.C.**



7 Dalgety House View, Dalgety Bay

Offers Over £220,000

- Spacious Detached Villa
- 3 Good Sized Bedrooms
- Open Plan Living
- Beautiful Views
- Spacious Office
- Integral Garage
- Walk in Condition
- Early Viewing Essential



7 Dalgety House View, Dalgety Bay

Description

A generously proportioned and well presented 3 bedroom detached villa with stunning views towards the Forth Estuary and beyond.

A lovely feature of this family home is the open plan and versatile layout which is flooded by an abundant flow of natural light.

The hub of the property is the kitchen/diner/family area that is also open plan to the lounge and the good sized office. The integral garage can be accessed from the office.

The modern and stylish kitchen has ample wall and base units, complementary work tops and gas hob.

The welcoming hallway and WC completes the lower level.

The upper level houses three good sized bedrooms and the family bathrooms. The rear bedroom has patio doors giving access to the roof terrace where the beautiful views can be fully enjoyed. All the bedrooms have built in storage cupboards

The property has gas central heating, double glazing and off street parking.

Outside

The garden to the rear has open views towards the Forth Estuary and is primarily laid to lawn and has borders with a mixture of flowers, plants and shrubs.

A driveway to the front provides ample off street parking and access to the garage.

Local Area

Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The coastal town provides a wide range of amenities and recreational facilities such as: major supermarkets and local stores, sports and leisure centre with a wide range of sporting teams, 2 primary schools, a train station which is on the Edinburgh to Dundee main line, bars and restaurants and much more. Having access to the train line and being in close proximity to the A90/ M90 motorways, Dalgety Bay is fantastic for commuters.

Lounge

3.56m x 3.96m (11'8" x 13'0")

Family Area

2.97m x 2.76m (9'9" x 9'1")

Dining Room

2.91m x 5.29m (9'7" x 17'4")

Kitchen

2.98m x 3.24m (9'9" x 10'8")

Study

3.39m x 1.95m (11'1" x 6'5")

WC

1.57m x 0.82m (5'2" x 2'8")

Bedroom 1

4.18m x 2.91m (13'9" x 9'7")

Bedroom 2

2.44m x 3.36m (8'0" x 11'0")

Bedroom 3

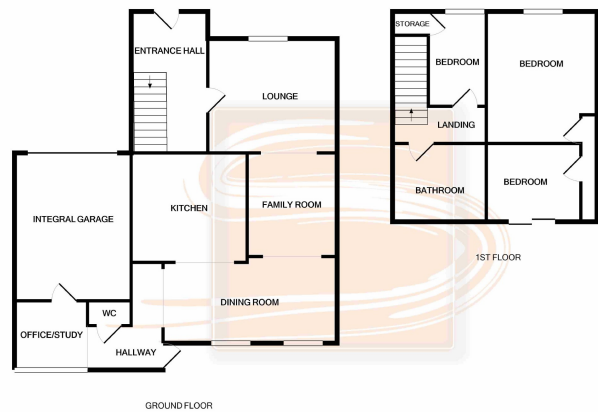
3.05m x 2.02m (10'0" x 6'8")

Bathroom

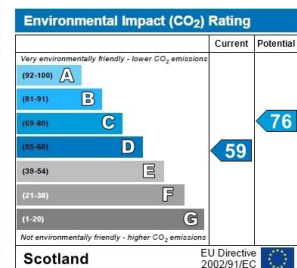
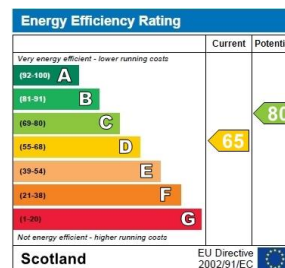
2.52m x 1.95m (8'3" x 6'5")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. Made with Metagaze 02/23



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



sneddons
solicitors & estate agents **S.S.C.**