




McEwan Fraser Legal
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5 Downing Point

DALGETY BAY, FIFE, KY11 9YT



DALGETY BAY

An exclusive sought after residential district, Dalgety Bay is a delightful coastal town upon the North shores of the Firth of Forth. It is a regular winner of the title Best Kept Small Town.

Within Dalgety Bay itself, there is shopping for everyday requirements including the supermarkets Asda and Tesco, a pharmacy, medical centre, dentist and police station as well as recreational and sports facilities. There are two reputable primary schools in Dalgety Bay and a secondary school with an excellent reputation towards Inverkeithing.

Dalgety Bay is situated on the Forth Estuary approximately 5 miles to the south-east of Dunfermline and is an ideal base for commuters with excellent public transport links to Edinburgh and close proximity to the A90 and M90 motorway network. In addition, the railway station provides regular links to Edinburgh and other neighbouring towns. Edinburgh Airport is within 10 miles and easily accessed by road. There is also an excellent park and ride facility in nearby Inverkeithing.

The Fife Coastal Path, which runs from the Forth

Estuary in the south to the Tay Estuary in the north and stretches for one hundred and seventeen miles, provides stunning coastal and woodland walks around this delightful area for those who enjoy the outdoors.

Sporting enthusiasts may benefit from the tennis and squash club, sailing club, bowling club and the local sports and leisure centre which includes a five-a-side football pitch. There are two equestrian livery yards and bridle paths for dog walkers and horse lovers.





5 DOWNING POINT

McEwan Fraser Legal is delighted to bring to the market this beautifully presented 5 bedroomed detached villa. The lounge with balcony and kitchen are placed on the first floor to take advantage of the simply stunning views of Inchcolm and the River Forth.

Internally the living room will not disappoint either, the lounge is bright and benefits from large patio doors

to the balcony. There is ample space here for table and chairs as well as a suite and soft furnishings. The kitchen creates a favourite space for family gatherings. Three more rooms on this upper level include a formal dining room, WC and bedroom 5. The open plan staircase ensures a spacious feel and the accommodation is extremely flexible on both floors.

Externally this home provides ample parking on the drive to the front and a double garage which is integral to the house. The gardens are landscaped and well maintained.

Viewing is a must to see for yourself the scope and quality of this executive home.

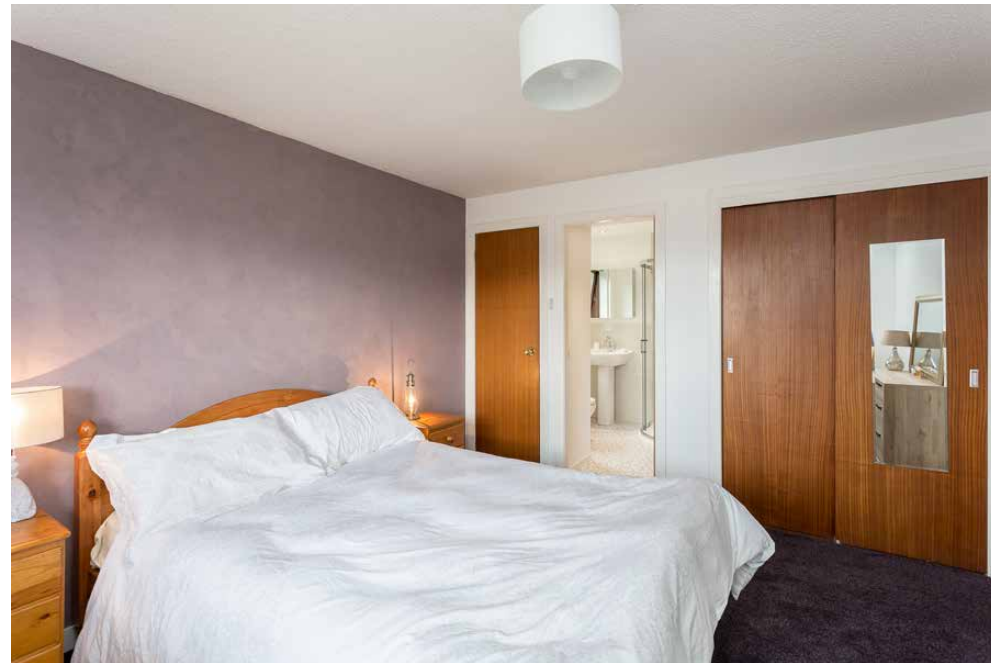


View From Balcony



LOUNGE, DINER & UTILITY





BEDROOMS & EN-SUITE BATHROOM





BATHROOMS & BEDROOMS



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Bedroom 1	3.70m (12'2") x 3.40m (11'2")
En-suite	1.70m (5'7") x 1.70m (5'7")
Bedroom 2	4.40m (14'5") x 2.30m (7'7")
Bedroom 3/ Family Room	3.50m (11'6") x 3.20m (10'6")
Bedroom 5	2.80m (9'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Utility	2.30m (7'7") x 1.80m (5'11")
Garage	5.50m (18'1") x 5.30m (17'5")

First Floor

Lounge	6.20m (20'4") x 5.40m (17'9")
Balcony	2.80m (9'2") x 1.60m (5'3")
Kitchen	5.00m (16'5") x 2.70m (8'10")
Dining Room	5.00m (16'5") x 3.40m (11'2")
Bedroom 4/ Office	3.90m (12'10") x 2.70m (8'10")
WC	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 172m² | EPC Rating: D

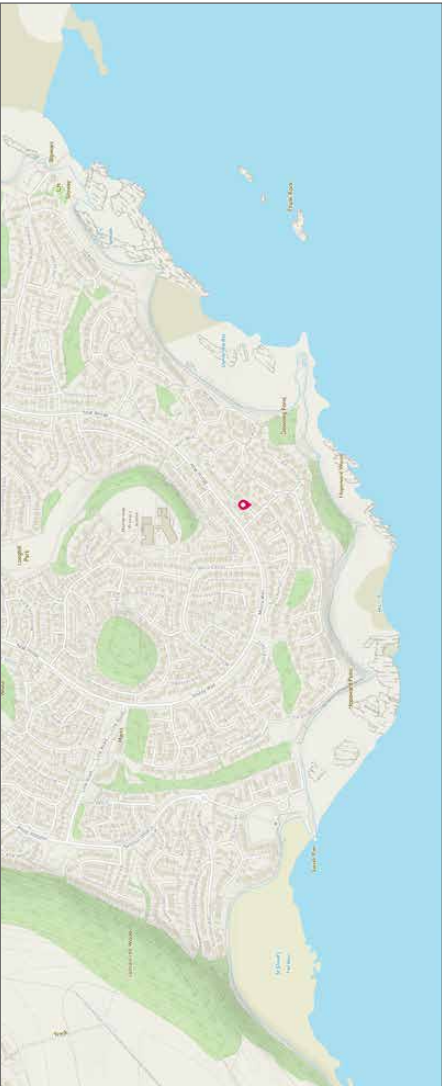


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Part
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