




McEwan Fraser Legal

Solicitors & Estate Agents

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64 Glencoul Avenue

DALGETY BAY, FIFE, KY11 9XL



DALGETY BAY



An exclusive, sought after residential district, Dalgety Bay is a delightful coastal town upon the north shores of the Firth of Forth. The town is a regular winner of the Best Kept Small Town title. Within Dalgety Bay itself, there is shopping for everyday requirements including Asda and Tesco supermarkets, pharmacy, doctor surgery, police station, many eateries and schooling of good repute including a variety of recreational facilities. Secondary schooling can be found in nearby Inverkeithing.

Dalgety Bay is situated on the Forth Estuary, approximately five 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 ten miles and easily accessed by road. Dalgety Bay and nearby Inverkeithing provide an excellent park and ride facility.



For those who enjoy the outdoors, there are delightful coastal and woodland walks around this stunning coastal area. The Fife coastal path runs from the Forth Estuary in the south to the Tay Estuary in the north and stretches for one hundred and seventeen miles. Sporting enthusiasts may benefit from the local leisure centre with a five-a-side football pitch, tennis and squash club, and a sailing club. There are two equestrian livery yards and bridle paths for dog walkers and horse lovers.

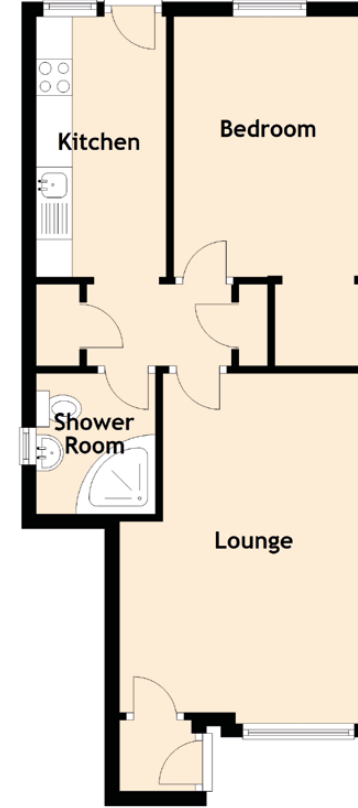


64 GLENCOUL AVENUE

This lower villa has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views.

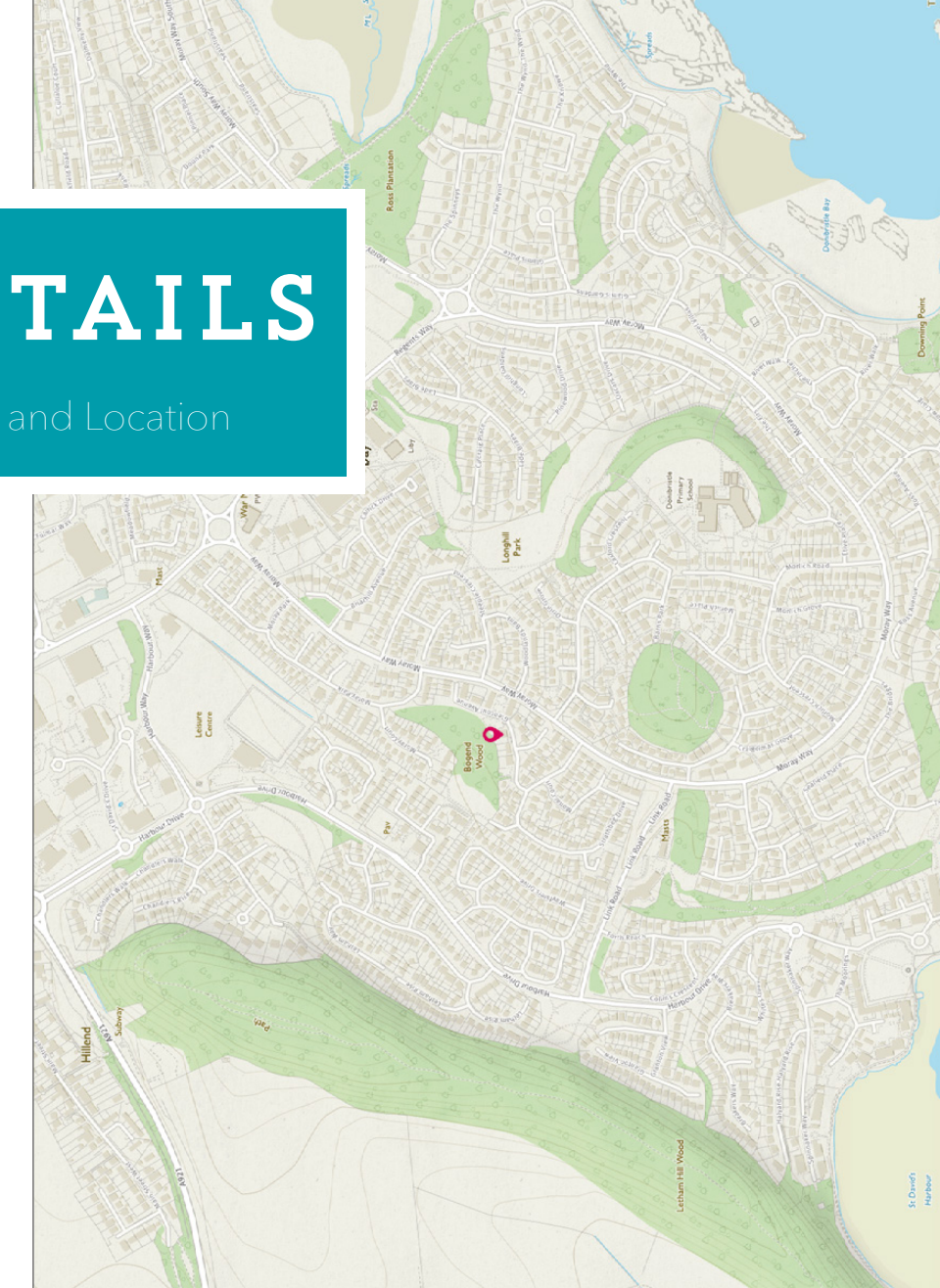
Presented in move-in condition, the property is accessed via its own front door. The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the front with a large picturesque window flooding the room with light. There is a wonderful kitchen with a good selection of stylish units and space for appliances. The kitchen has an open outlook over the garden grounds with door giving access to it. The large double bedroom is a good size with built-in double wardrobes. The modern bathroom with stylish splashback tiling and shower over completes the accommodation on offer.

There is ample private and visitor parking provided and there are well maintained communal grounds surrounding the property.



THE DETAILS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 3.35m (11')
Kitchen	3.60m (11'10") x 1.80m (5'11")
Bedroom	3.40m (11'2") x 2.60m (8'6")
Shower Room	1.95m (6'5") x 1.65m (5'5")

Gross internal floor area (m²) - 39m²

EPC Rating - C

Extras (Included in the sale): Floor coverings, blinds, appliances and light fittings are included in the sale.




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