

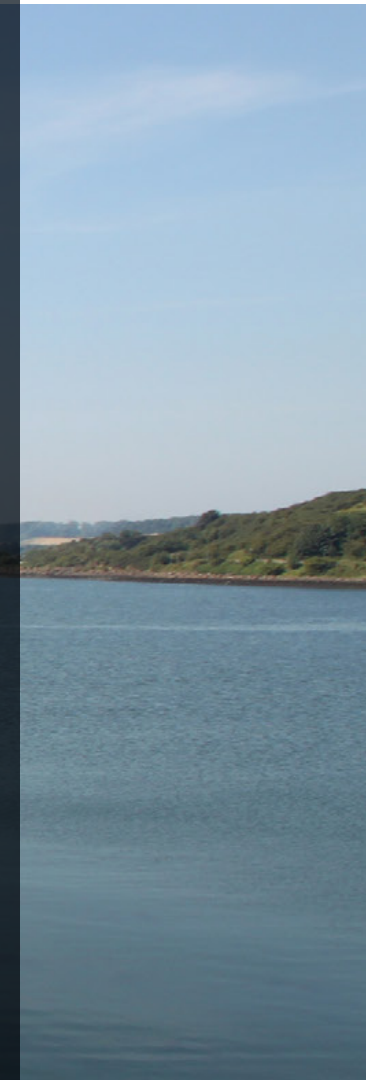




THE LOCATION

Dalgety Bay, Fife

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.



32 WAYFARERS PLACE

Dalgety Bay, Fife

McEwan Fraser Legal is delighted to offer to the discerning buyer this cleverly laid out two-bedroom, semi-detached home.

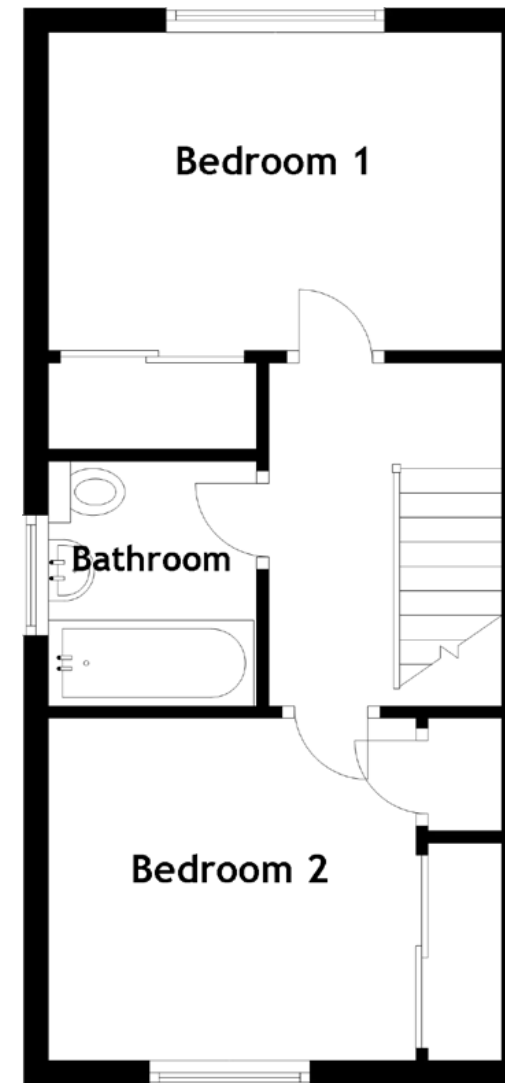
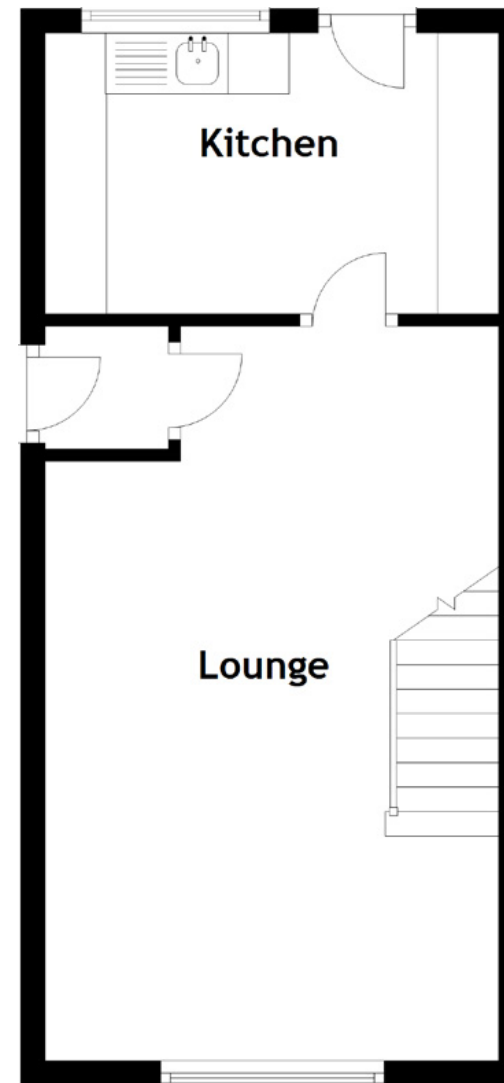
The main door is to the side of the property and gives access to the vestibule. The lounge is spacious and elegant and cleverly designed to offer a seating area, a dining area and even a workspace for a small desk. A fine feature is the deep, recessed bay with colonial-style shutters. The kitchen is modern and bright and a door from here opens to the large deck and enclosed garden. The upper floor has two good size bedrooms, each with built-in wardrobes. The family bathroom offers a shower over the bath and vanity storage.

Externally there is a drive for two vehicles and a garden shed. Simply exquisite.





BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.30m (7'6")
Bedroom 1	3.70m (12'2") x 2.60m (8'6")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 66m²
EPC Rating: C

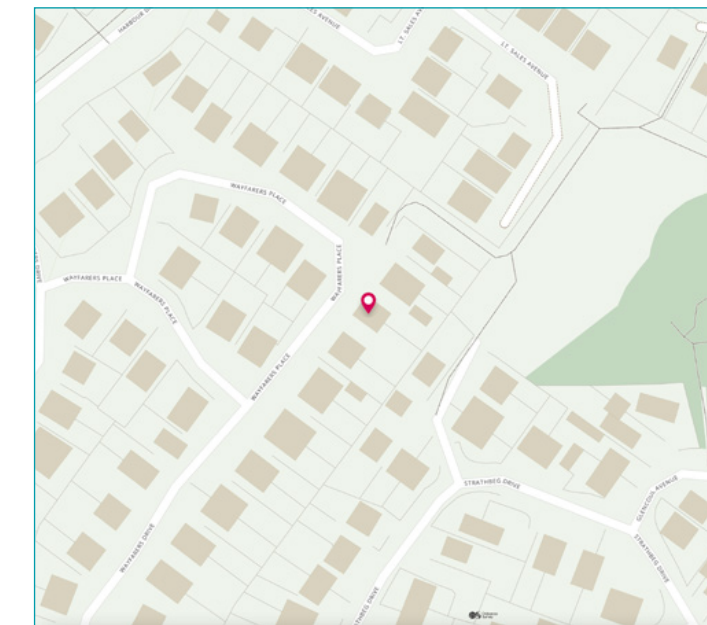


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