

37 The Moorings

DALGETY BAY, FIFE, KY11 9GP



The Moorings, Dalgety Bay, an exquisite three-bedroom end-terraced home



01333 400 400



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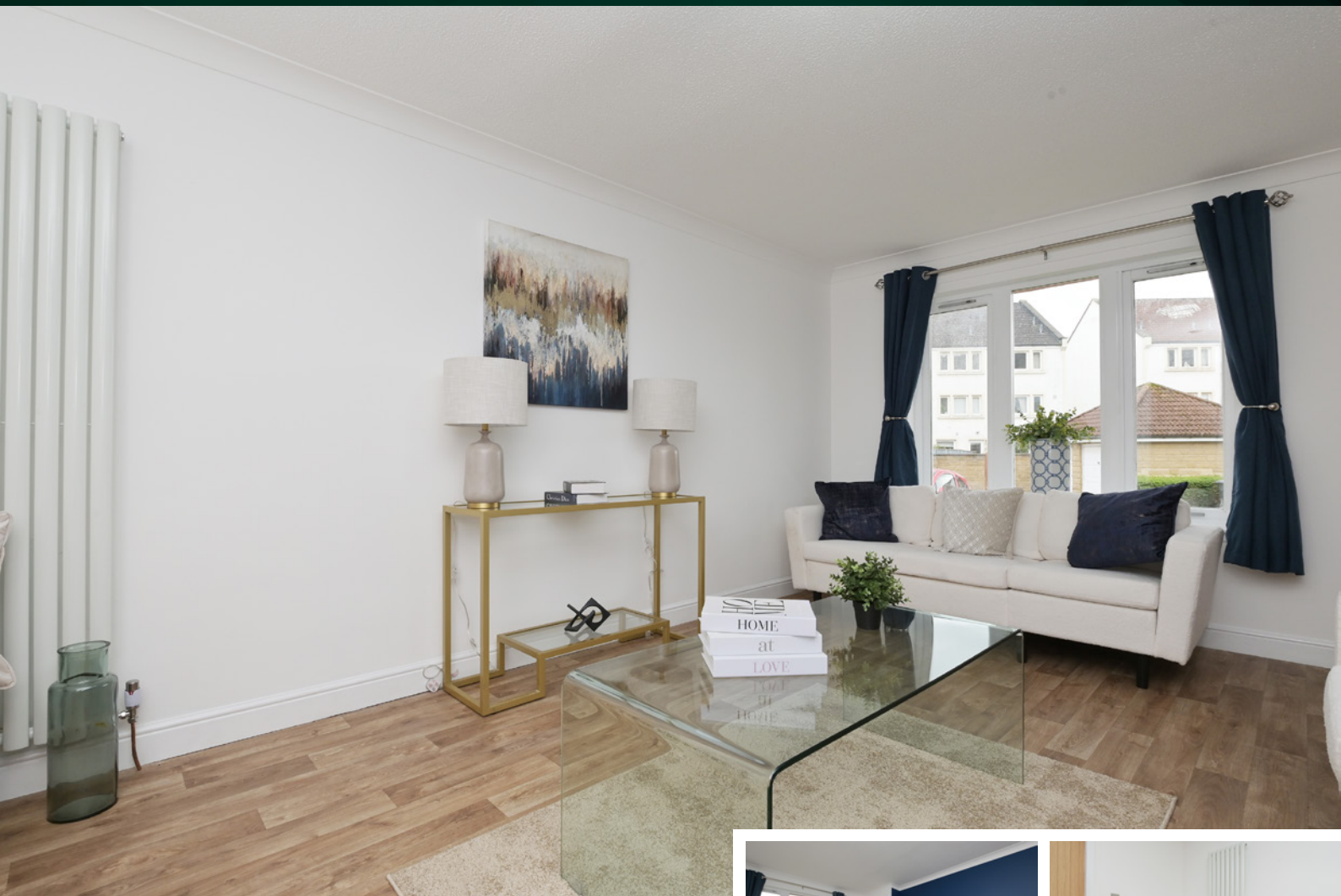


info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this stunning three-bedroom end-terraced home, which has been fully renovated throughout to an exceptional standard, positioned within the highly sought-after Moorings development in Dalgety Bay. A true credit to its current owners, the property combines stylish interiors, high-quality finishes, and thoughtfully designed outdoor space to create a home that is as functional as it is elegant. Rarely do homes in this condition come to market in this popular pocket of Dalgety Bay, making this a truly special opportunity.

THE LIVING ROOM



From the moment you step inside, it is clear that no expense has been spared in creating a home of comfort and sophistication. The generous living room forms the heart of the home, a bright and welcoming space framed by a large window that allows natural light to flood in. The room has been tastefully decorated with a modern palette, providing a calm and inviting atmosphere ideal for relaxing evenings or entertaining guests.

THE KITCHEN/DINER



Flowing seamlessly from the living space, the newly fitted kitchen is a true highlight. Designed with both style and practicality in mind, it features bespoke high-end cabinetry, integrated appliances, and sleek worktops that combine to create a kitchen that is as visually striking as it is efficient. The open-plan layout ensures effortless movement between spaces, making it perfect for family life as well as hosting.





Moving upstairs, the property continues to impress with three well-proportioned bedrooms. The two double bedrooms offer exceptional versatility, with the principal room enjoying particularly generous proportions and space for both sleeping and relaxation. The third bedroom, currently arranged as a single, could easily serve as a child's bedroom, home office, dressing room, or guest space, ensuring the home adapts effortlessly to changing needs. Each room has been finished to the same high standard, with fresh décor and a light, airy feel.

The shower room has been upgraded in line with the rest of the home, featuring contemporary fixtures and fittings and a clean, modern design that complements the property's overall aesthetic.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, this property is particularly impressive. As an end-terraced home, it enjoys both enhanced privacy and a more prominent presence within the development. The fully landscaped private garden is a genuine delight – carefully designed to provide areas for relaxation, dining, and play. With smart paving, quality planting, and thoughtful use of space, it is the perfect extension of the living area and an ideal retreat during the warmer months.

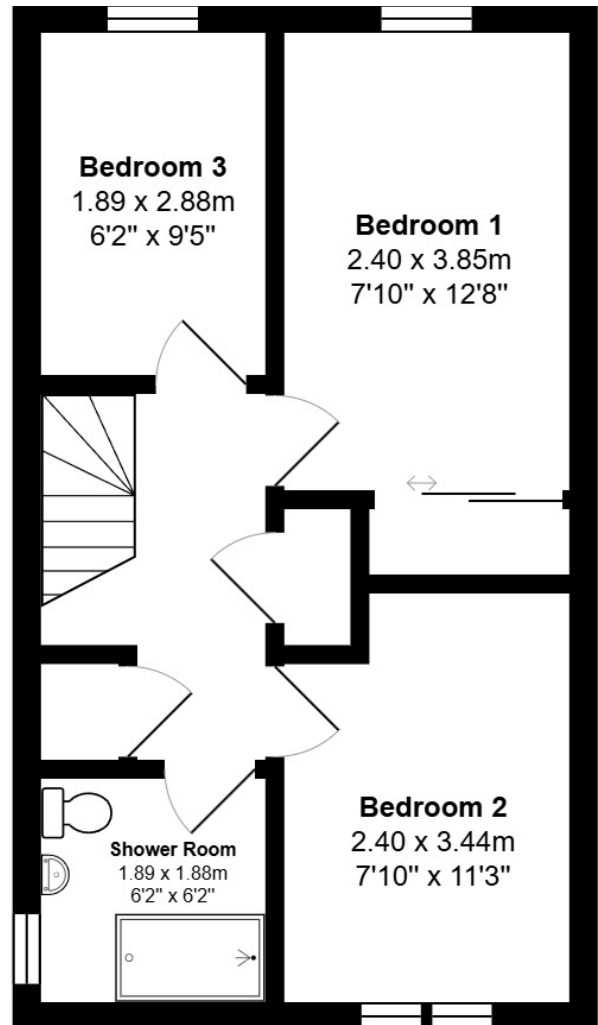
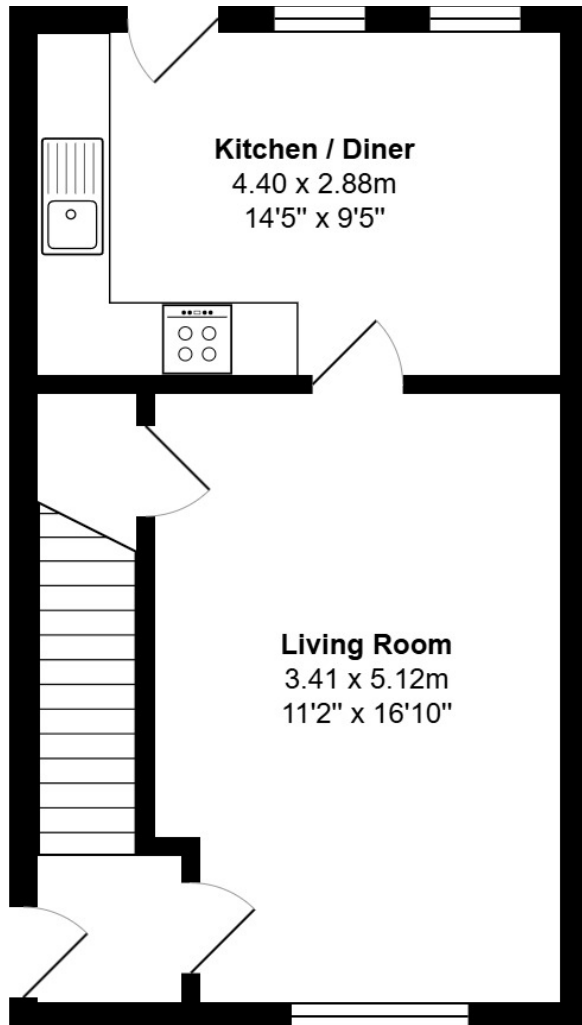
Additional practical benefits include upgraded flooring, a modern heating system, and ample storage solutions throughout the property, ensuring it is as functional as it is stylish.

This home represents a rare opportunity to acquire a property of such calibre in Dalgety Bay. With its exceptional standard of renovation, generous proportions, landscaped garden, and enviable location, it offers a lifestyle that is both sophisticated and serene – a property that truly needs to be seen to be fully appreciated.

EXTERNALS

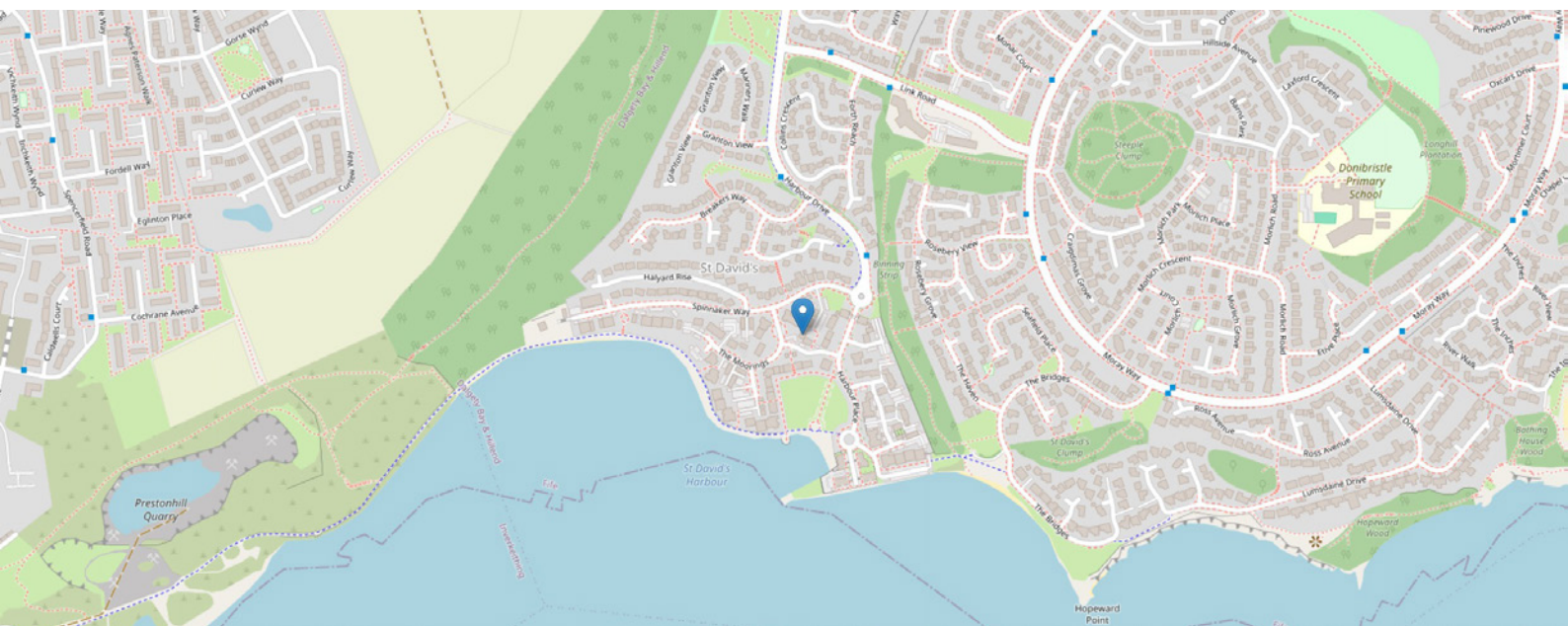


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: C



THE LOCATION

An exclusive, sought-after residential district, Dalgety Bay is a delightful coastal town on 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, a pharmacy, a doctor's surgery, a police station, many eateries and schooling of good repute.





Dalgety Bay provides an excellent commuter base for those travelling North and South of the Forth Bridges by road or rail. Dalgety Bay and nearby Inverkeithing provide an excellent park and ride facility, and the Dalgety Bay rail halt is within walking distance of the property. Edinburgh Airport is within 10 miles and easily accessible by road. 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 117 miles. Sporting enthusiasts may benefit from the local leisure centre with a 5-a-side football pitch, a tennis and squash club, and a sailing club. There are two equestrian livery yards and bridal paths for dog walkers and horse lovers.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JONNY CLIFFORD
Surveyor



Professional photography
MARK BRYCE
Photographer



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ALLY CLARK
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