

# 109 Skua Drive

DALGETY BAY, FIFE, KY11 9GZ



*WONDERFUL FIVE BEDROOM HOME  
LOCATED IN A QUIET CUL-DE-SAC*



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109 Skua Drive is a beautifully appointed detached family villa situated within a highly desirable modern development. The property has been well maintained and is presented to the market in immaculate order both inside and out.

There is a welcoming reception hall with stairs leading to the upper level. The lounge features a front-facing window flooding the room with natural light. The dining room is a good size with space for a table and eight chairs for more formal dining. There is a downstairs WC and a handy utility room. The modern kitchen is well-designed and boasts a wealth of floor and wall units with access to the utility room.

To the upper level, there are five good-sized bedrooms. The master bedroom features a front-facing window and benefits from an en-suite shower room. Bedroom two also has an en-suite shower room. The family bathroom with splash-back tiling completes the accommodation on offer. The property further benefits from double glazing and gas central heating.

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**Kitchen/Diner**









**Bedroom 1**









**Bedroom 2**





**Bedroom 3**





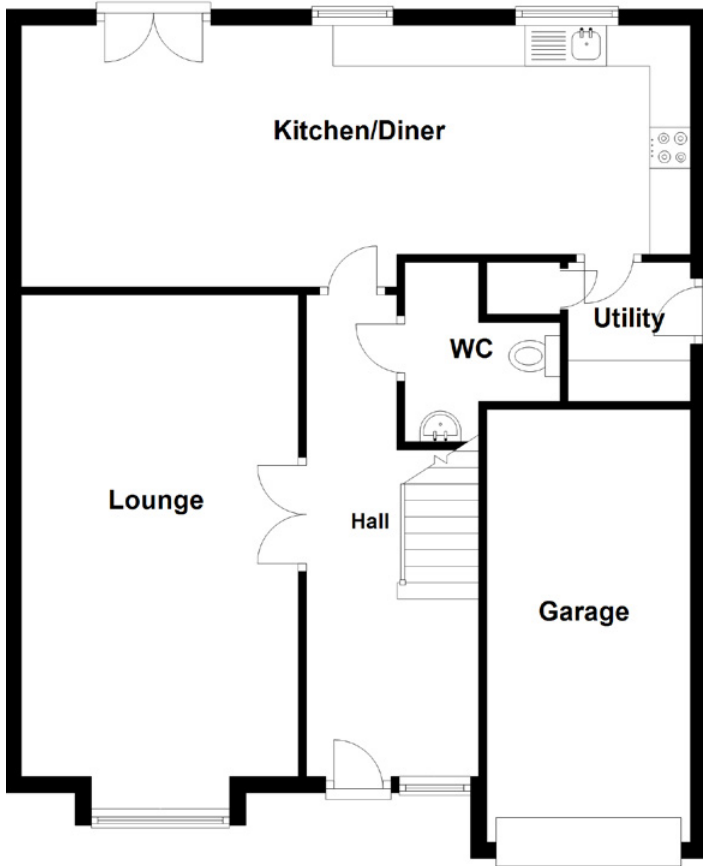
## Bedrooms 4 & 5



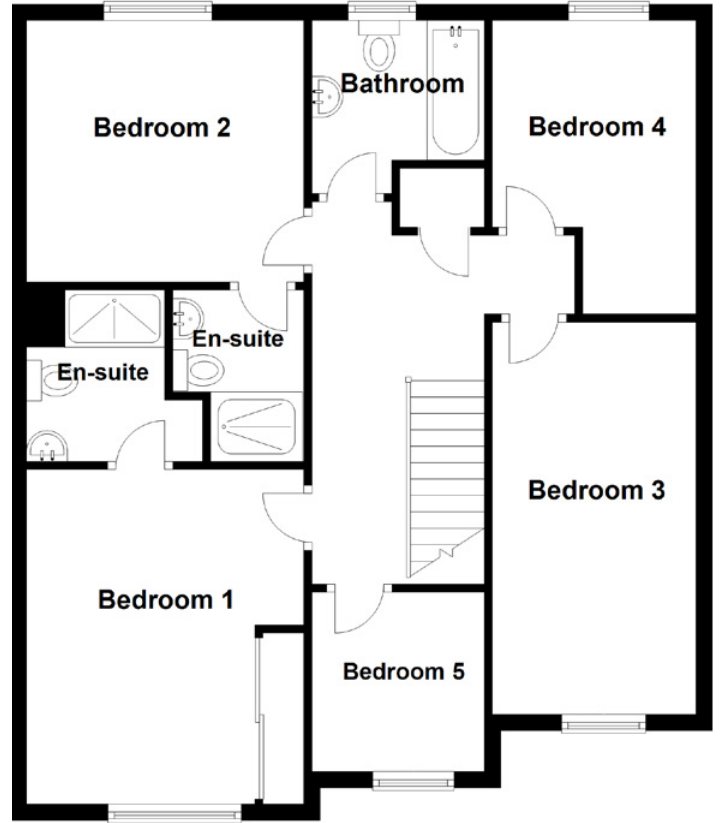




**Ground Floor**



**First Floor**



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.40m (11'2")	Bedroom 4	3.60m (11'10") x 2.50m (8'2")
Kitchen/Diner	8.20m (26'11") x 3.20m (10'6")	Bedroom 5	2.20m (7'2") x 2.11m (6'11")
Utility	1.70m (5'7") x 1.50m (4'11")	Shower Room	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")	Bathroom	2.20m (7'2") x 2.10m (6'11")
En-suite	2.10m (6'11") x 1.69m (5'7")	Garage	5.30m (17'5") x 2.50m (8'2")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")		
En-suite	2.10m (6'11") x 1.60m (5'3")		
Bedroom 3	4.80m (15'9") x 2.50m (8'2")		
		Gross internal floor area (m <sup>2</sup> ):	136m <sup>2</sup>
		EPC Rating:	B



There are lovely gardens to both front and rear which are mainly laid to lawn. Off-street parking is provided by a lengthy driveway leading to the single garage.





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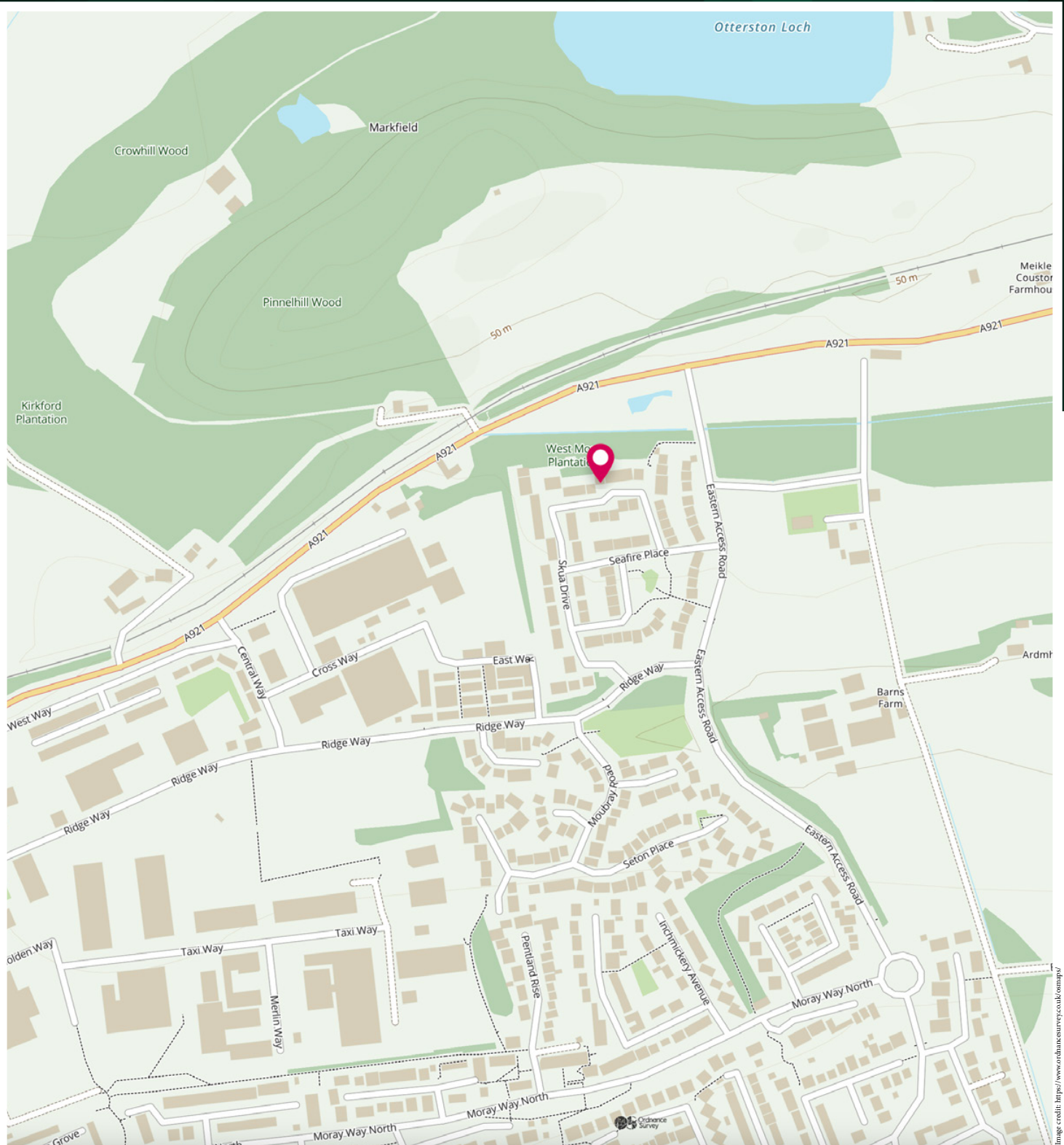
An exclusive sought after residential district, Dalgety Bay is a delightful coastal town upon the north shores of the Firth of Forth. The town is a regular winner of the Best Kept Small Town title. Within Dalgety Bay itself, there is shopping for everyday requirements including ASDA and Tesco supermarkets,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

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 provides an excellent park and ride facility and Dalgety Bay rail halt is within walking distance of the property. Edinburgh airport is within 10 miles and easily accessed 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 5-a-side football pitch, tennis and squash club, and a sailing club.

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