

30 Frankfield Crescent

DALGETY BAY, DALGETY BAY, FIFE, KY11 9LW



Wonderful four-bedroom home in a sought-after location



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30 Frankfield Crescent is a beautifully appointed detached villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in excellent condition. This superb home sits on a sizeable plot, with commanding views across the Firth of Forth.

BEDROOM 1



Entering the property via the reception hall there are stairs leading to the upper level. From here you can access two bedrooms with the master offering an en-suite shower room. Bedroom two is double in size and offers space for free-standing furniture.

BEDROOM 2





Stairs lead to the upper level where the lounge can be found, which is pleasantly situated to the front of the property with a lovely outlook which floods the room with natural light. The kitchen/dining/family room is well-proportioned and has a full range of modern floor and wall-mounted units and space for a breakfast table and chairs. The large dining area offers space for a table and eight chairs for more formal dining. The well-designed garden room sits off the kitchen. Two further double bedrooms are located on the upper level benefitting from a good amount of space for free-standing furniture. The three-piece family bathroom which features a shower over the bath completes the accommodation internally.

THE BATHROOM



THE LOUNGE



THE KITCHEN/DINER



THE GARDEN ROOM



BEDROOM 3



BEDROOM 4



The property also features gas central heating and double glazing. Off-street parking is provided by a private driveway leading to the garage with an up-and-over door. There are well-maintained gardens to the front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding the space.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP

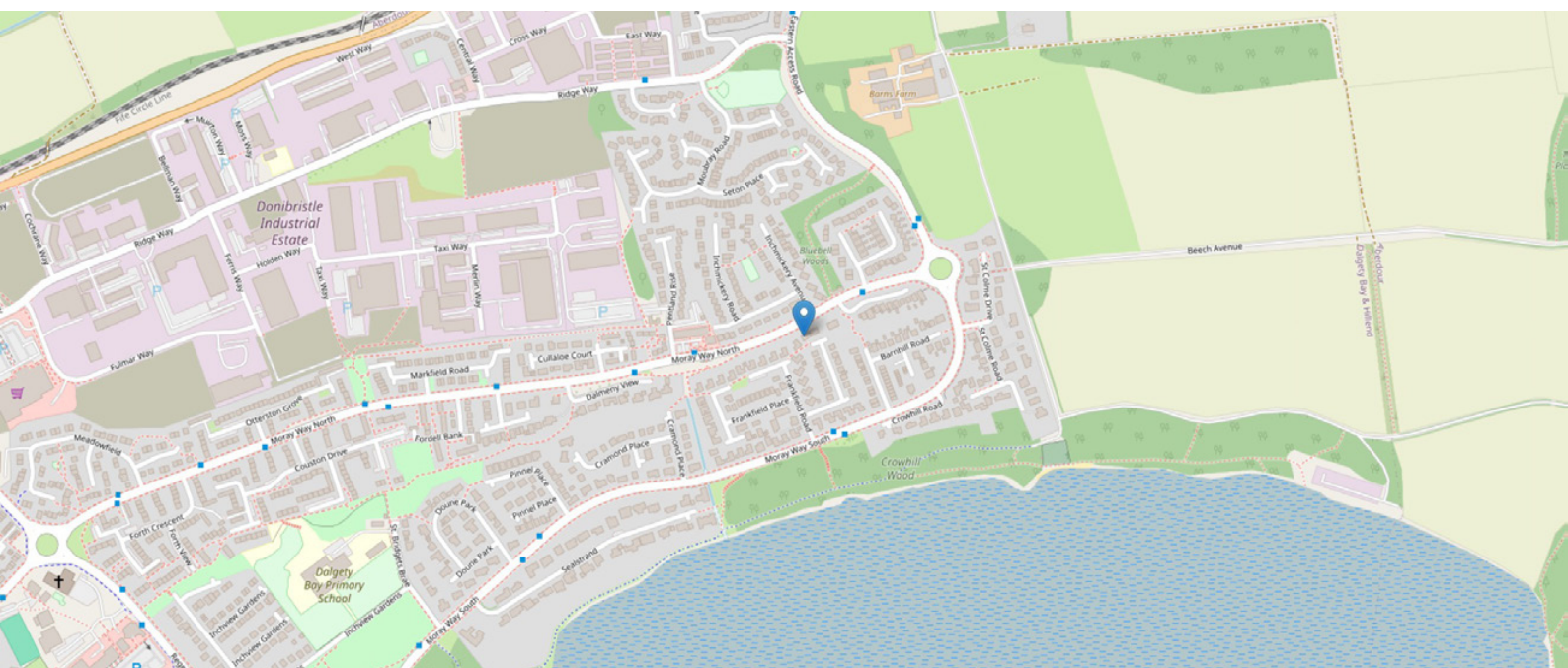


Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 5.20m (17'1")
Kitchen/Diner	5.50m (18'1") x 3.00m (9'10")
Garden Room	4.50m (14'9") x 3.00m (9'10")
Garage	5.20m (17'1") x 4.00m (13'1")
Bedroom 1	3.20m (10'6") x 2.50m (8'2")
En-suite	2.50m (8'2") x 1.00m (3'3")

Bedroom 2	3.30m (10'10") x 2.30m (7'7")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.30m (7'7")
Balcony	4.30m (14'1") x 1.70m (5'7")

Gross internal floor area (m²): 134m²
EPC Rating: C



THE LOCATION

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, a pharmacy, a doctor's surgery, a police station, many eateries and schooling of good repute.





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