




McEwan Fraser Legal

Solicitors & Estate Agents

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29 Markfield Road

DALGETY BAY, FIFE, KY11 9NR

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. Edinburgh airport is within ten miles and easily accessed by road. Dalgety Bay and nearby Inverkeithing provide an excellent park and ride facility.



29 MARKFIELD ROAD

Entrance Hall & Lounge



29 Markfield road is a delightful End-terraced villa in good condition. The property needs some modernisation both inside and out and is reflected in the home report value.

There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good

size and has a rear-facing window. There is a fully fitted kitchen to the front with a full range of floor and wall-mounted units. There is a door leading to a rear entrance with a handy storage cupboard. To the upper level, there are three bedrooms and ample storage with loft access. The large three-piece family bathroom completes the

accommodation on offer. Double glazing and gas central heating has been installed throughout.

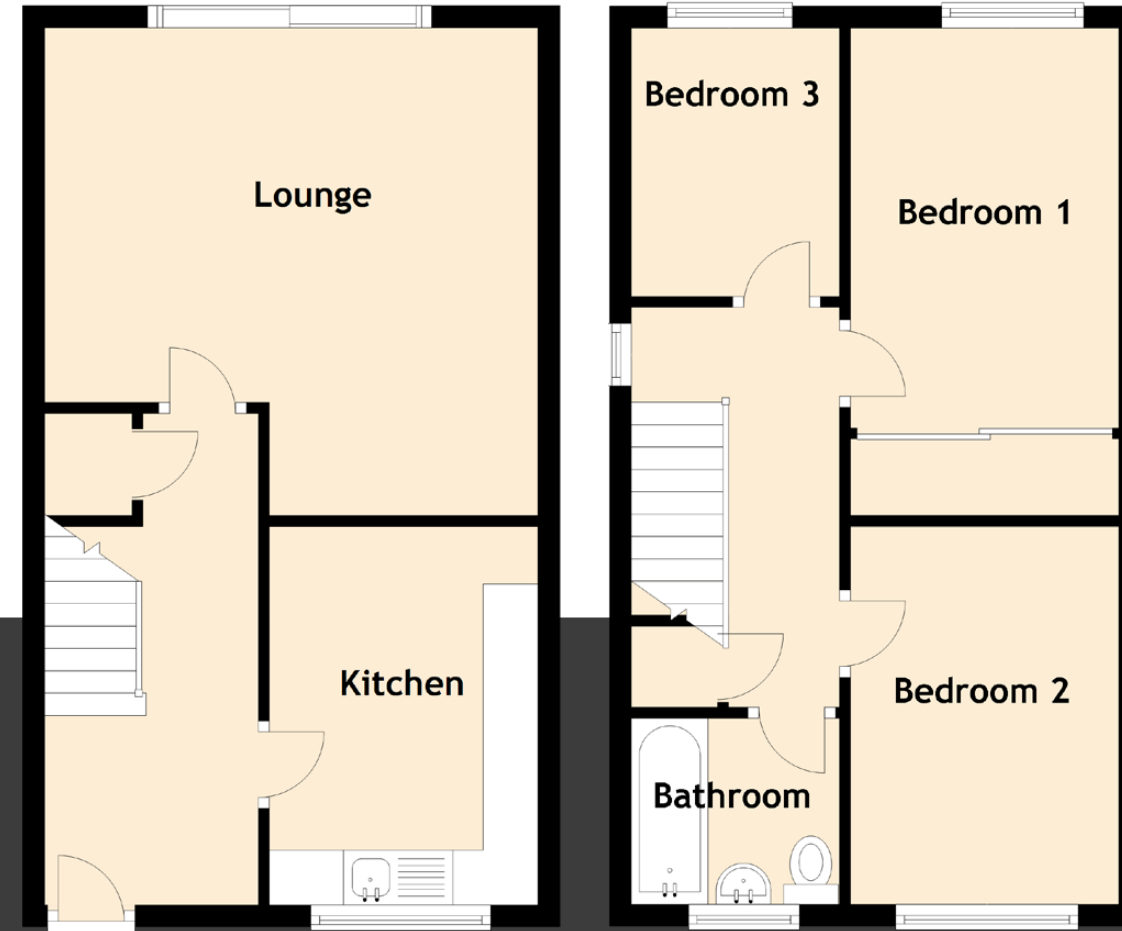
Ample off-street parking is provided to the front of the property. There are attractive garden grounds to the rear which are well stocked. A single garage is also attached to the property.





SPECIFICATIONS

Floor Plan, Dimensions & Location



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.45m (14'7")
Kitchen	3.45m (11'4") x 2.45m (8')
Bedroom 1	3.75m (12'4") x 2.45m (8')
Bedroom 2	3.45m (11'4") x 2.45m (8')
Bedroom 3	2.45m (8') x 1.90m (6'3")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²) - 71m²

EPC Rating - C

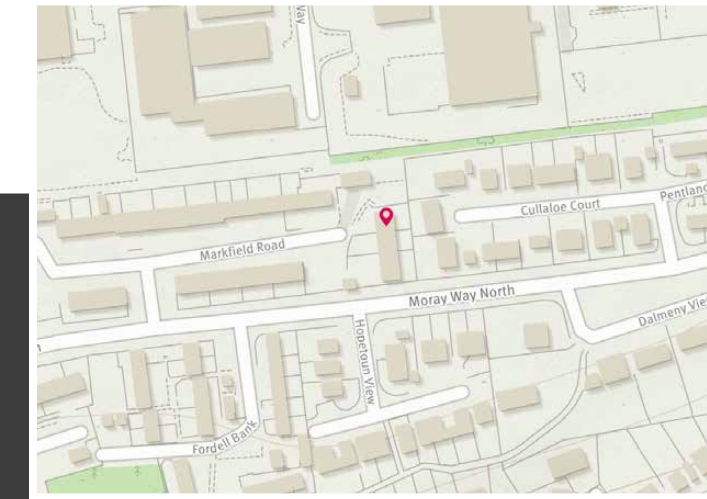


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