

14 Ross Avenue

DALGETY BAY, FIFE, KY11 9YN



*SPACIOUS FOUR BEDROOM HOME IN
A QUIET RESIDENTIAL LOCATION*



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We are delighted to offer to the market this lovely four bedroom detached villa, positioned on an enviable plot in a highly sought after location. The property is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The spacious lounge is naturally bright and neutrally finished, french doors lead to the well designed conservatory. The fully fitted kitchen/dining area has been beautifully fitted to include a quality range of floor and wall mounted units with striking worktops and splashbacks, which provides a fashionable and efficient workspace. The kitchen further benefits from free standing appliances. The utility room provides plumbing facilities for a washing machine and a door leading to the rear gardens. The dining room is positioned to the front of the property with lovely views.







The feature staircase leads up to the upper level of the accommodation, where you will find four generous sized bedrooms all with a range of space for free-standing furniture. The ample space is provided by built-in fitted wardrobes, which provide excellent storage space. The master bedroom also benefits from an en-suite bathroom. The contemporary four-piece family bathroom completes the property internally.





Bedroom 2

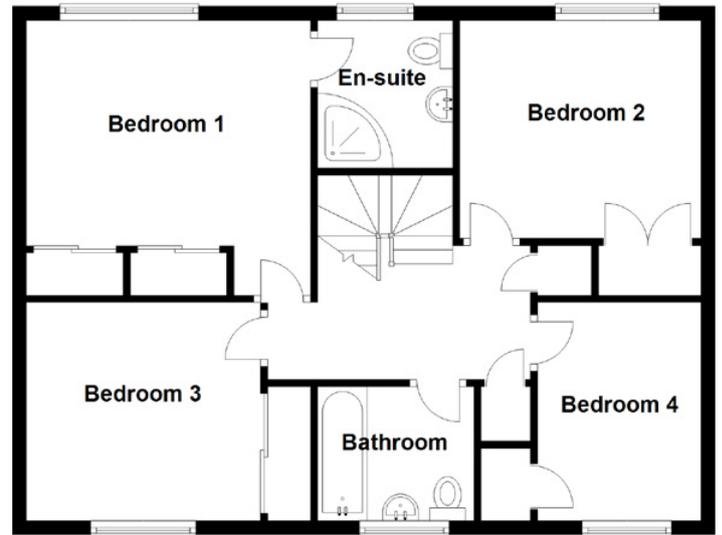
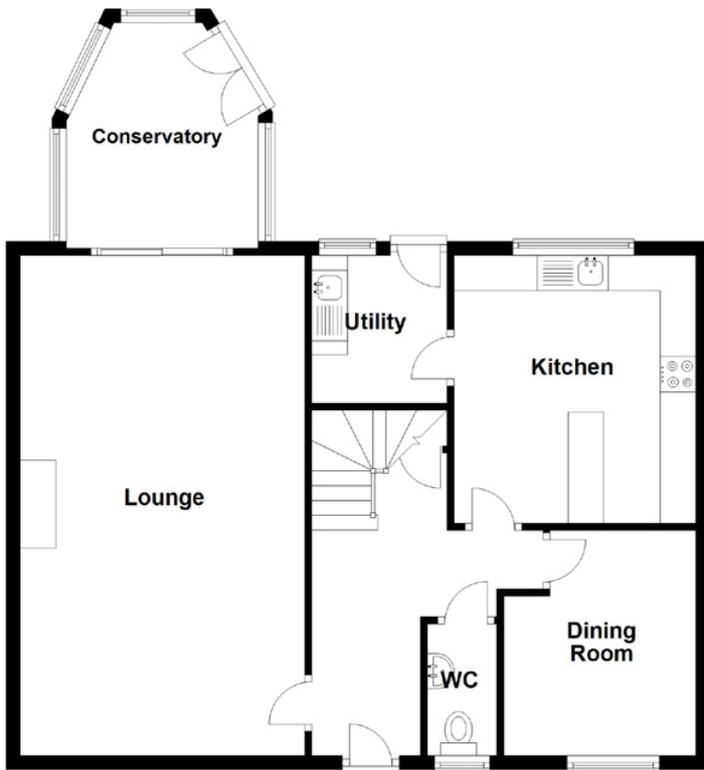




Bedrooms 3 & 4







Approximate Dimensions

(Taken from the widest point)

Lounge	7.10m (23'4") x 4.00m (13'2")	Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Kitchen	3.80m (12'6") x 3.40m (11'2")	Bedroom 4	3.10m (10'2") x 2.30m (7'7")
Conservatory	3.20m (10'6") x 2.70m (8'10")	Bathroom	2.20m (7'3") x 1.90m (6'3")
Dining Room	3.20m (10'6") x 2.70m (8'10")	En-suite	2.10m (6'11") x 1.90m (6'3")
Utility	2.10m (6'11") x 1.90m (6'3")	Gross internal floor area (m ²): 144m ²	
Bedroom 1	4.00m (13'2") x 3.90m (12'10")	EPC Rating: C	
Bedroom 2	3.40m (11'2") x 3.10m (10'2")		

Externally, the property can be accessed via the large drive leading to the garage. There are, also, well-maintained private gardens. The rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment. This property also benefits from double glazing and gas central heating.





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. There are two equestrian livery yards and bridal paths for dog walkers and horse lovers.

The Location

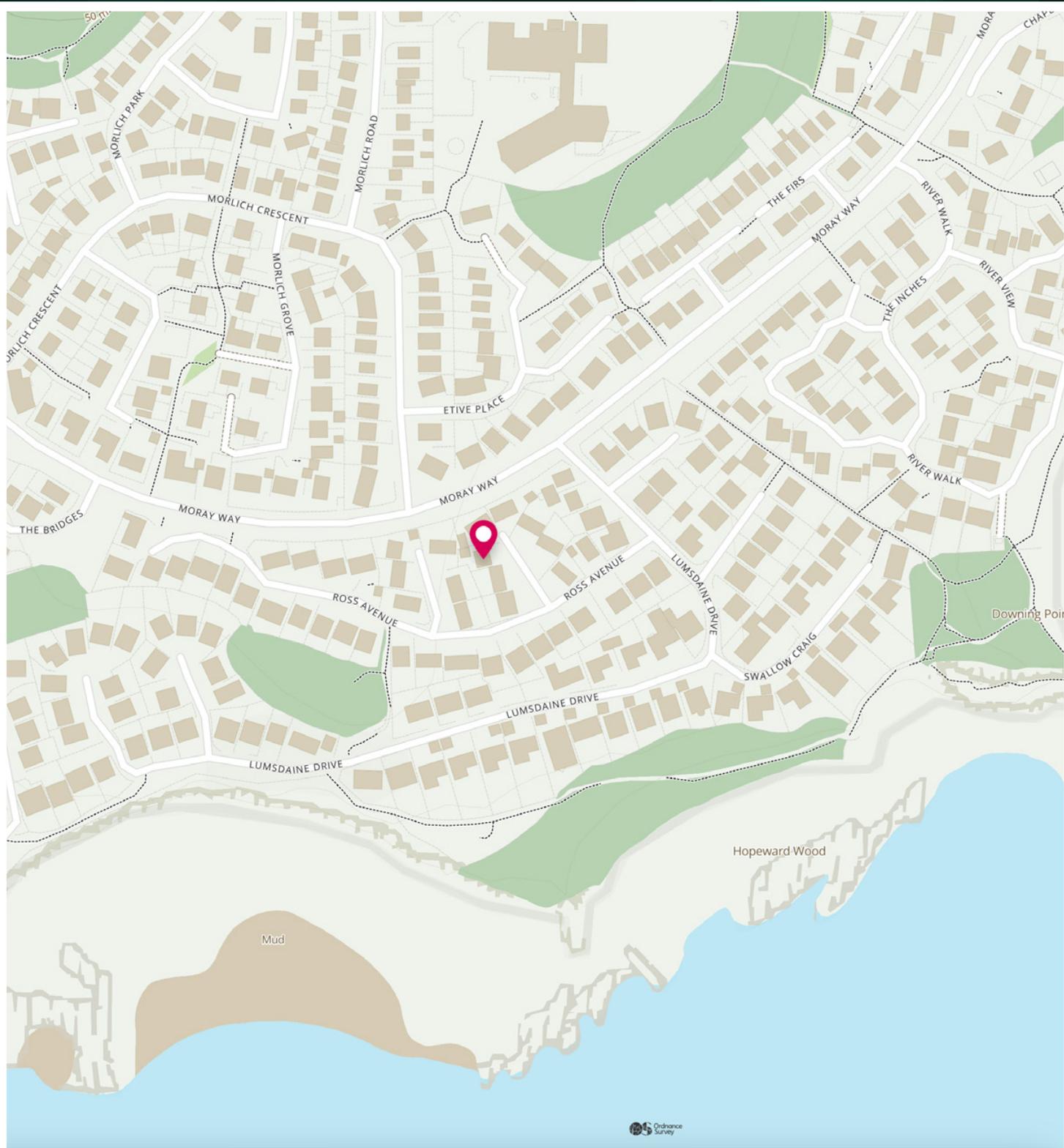


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