



LETHAM GAIT DALGETY BAY | FIXED PRICE £217,500

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LETHAM GAIT

DALGETY BAY

£217,500

Offered 'For Sale' at a superb Fixed Price of only £217,500 this ready-to-move-into 3 bedroom Semi-Detached Villa with its own private south-facing garden and generous driveway cannot fail to impress!

In the sought-after location of Letham Gait, Dalgety Bay and enjoying a quiet cul-de-sac setting this charming 3-bedroom semi-detached house is a rare find in this price range and a true gem waiting to be discovered.

Whether you are looking for a family home with ample space or a cozy retreat in a desirable neighbourhood, this 3-bedroom villa ticks all the boxes. Don't miss the opportunity to make this house your home - early viewing is highly recommended to secure this fantastic property in Dalgety Bay.

DESCRIPTION

As you step into the welcoming entrance hall of this delightful Family Villa, you are then greeted by a spacious lounge, perfect for relaxing or entertaining guests. There is a cloaks/WC off the entrance hall. A large fitted kitchen with built-in appliances has a good-sized dining area with direct access to its own generous private gardens that will delight all who view!

The property boasts three well-appointed bedrooms, offering flexibility and comfort for the whole family. The bathroom, complete with an over-bath shower, adds to everyday living.

One of the highlights of this property is the absolutely delightful rear garden, providing a serene escape for outdoor enjoyment. The landscaped garden features paved, stone-chipped, and lawn areas, ideal for soaking up the sun or hosting summer barbecues. Additionally, the private south-west garden grounds offer a driveway with parking for two vehicles, ensuring convenience for busy families.

Conveniently located near local amenities such as a sports centre, coastal paths, primary school, supermarkets, and a train halt, this property offers easy access to everything you need. The enviable cul-de-sac location provides a peaceful and safe environment for families to thrive.

Don't miss the chance to make this exceptional property your own and experience the popular coastal town of Dalgety Bay in a truly peaceful cul-de-sac location. Book a viewing today with your local Agent Colin Jenkins at AMAZING RESULTS! Estate Agents.

LOCATION

Number 17 Letham Gait enjoys a quiet cul-de-sac setting within one of the more sought-after residential addresses in the popular coastal town of Dalgety Bay.

Dalgety Bay itself is a desirable and now a well-established coastal town situated on the Forth Estuary approximately five miles to the south east of Dunfermline. The thriving community provides a wide range of local shopping and recreational facilities including supermarkets, leisure centre, restaurants & bars, nursery and primary schooling, with secondary schooling in nearby Inverkeithing. Dalgety Bay 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 Fife towns.

One of the property's most appealing aspects is the surrounding area lying close to the popular Fife Coastal Path, inviting home owners to enjoy scenic walking and cycling routes right on their doorstep. The proximity to green spaces, nearby parks and beaches further add to the appeal for those who appreciate the great outdoors.

KEY FEATURES

* Semi Detached Villa

- * Popular Cul-De-Sac Setting
- * Spacious Lounge
- * Cloaks WC
- * 3 Bedrooms
- * Good-Sized Kitchen/Dining Room
- * Family Bathroom
- * 2-Car Driveway
- * Delightful Private Gardens
- * Gas Heating & Double Glazing

EXTRAS

All fitted floor coverings, blinds and built-in kitchen appliances are included in the sale price.

GARDENS, GARAGE & PARKING

To the front of Number 17 Letham Gait is a small area of laid to lawn within a lovely private cul-de-sac setting and includes a generous 2-car driveway to the side of the property. The garden to the rear boasts a delightful paved south-facing patio and a good-sized area of laid to lawn with fence surround providing a high degree of privacy. External water supply.

INTERESTED IN VIEWING THIS HOME?

Call your local Estate Agent, Colin Jenkins to see this property. Viewing by appointment. 01383 699 000 | 07977 170505.

MORTGAGE ADVICE

Want to make sure you are getting the best mortgage rate? Our trusted mortgage experts can compare 1,000's of great mortgage deals for you. It's fee-free independent mortgage advice that could save you time and money.

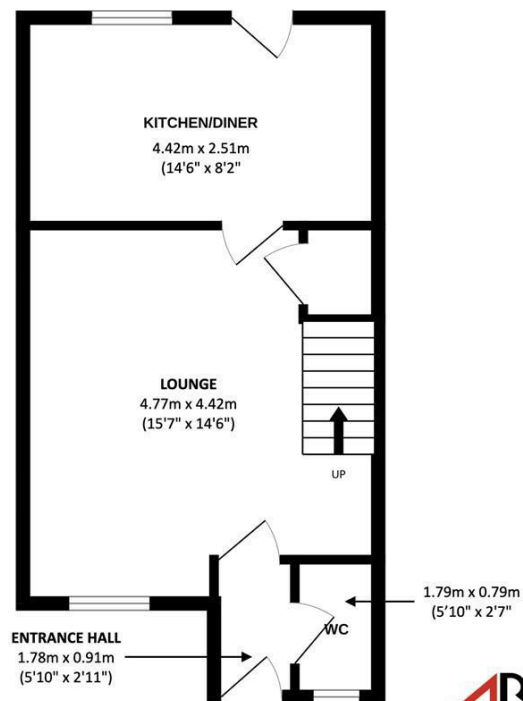
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Get a no obligation property valuation with your local expert, Colin Jenkins today on 07977 170505, or book a FREE valuation online at AMAZINGRESULTS.com.

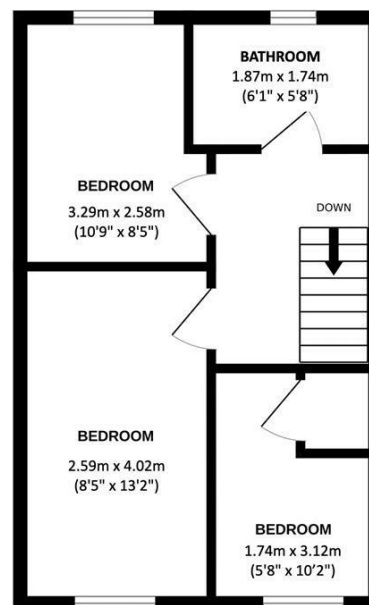
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GROUND FLOOR



1ST FLOOR

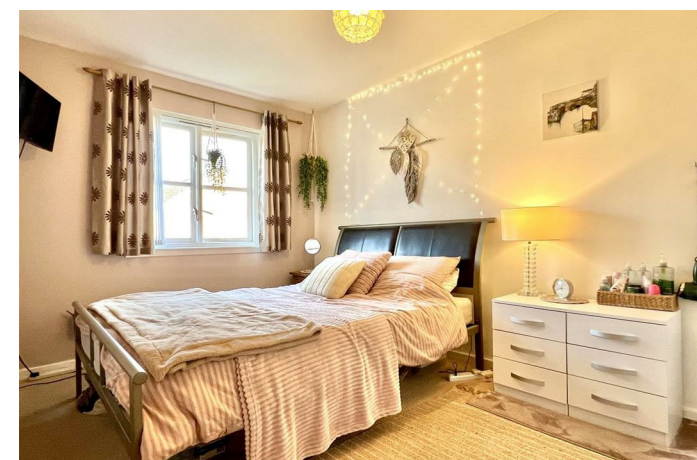


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-101) A	87
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-101) A	87
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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