



64 GLENCOUL AVENUE

Dalgety Bay, Dunfermline, KY11 9XL



1

Public Room



1

Bedrooms



1

Bathroom



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This one-bedroom lower flat is a charming main-door residence which offers attractive modern interiors that are finished to high standards. It features a well-proportioned living room with elegant décor, a stylish kitchen with ambient lighting, and a quality three-piece shower room. Furthermore, the property has a private section of rear garden which has a suntrap aspect - perfect for enjoying the outdoors in the summer months. It also has an allocated parking space for added convenience.

Situated in the town of Dalgety Bay, the home offers easy access to the coast and to the surrounding countryside. The town's amenities, including a choice of supermarkets, are within walking distance, along with idyllic public parks and bus and rail links. It is a superb location that will appeal to those who seek a relaxed coastal lifestyle within easy reach of Edinburgh city centre. The property will be especially popular with couples, downsizers, first-time buyers, and commuting professionals alike.







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RATING

A
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A lower main-door flat with modern interiors
- Set in the coastal town of Dalgety Bay
- Attractive decoration throughout
- Welcoming entrance vestibule
- Bright and airy living/dining room
- Contemporary kitchen with garden access
- Double bedroom with open wardrobe storage
- Modern shower room with three-piece suite
- Private section of garden to the rear enhanced by communal grounds
- Allocated off-street parking space





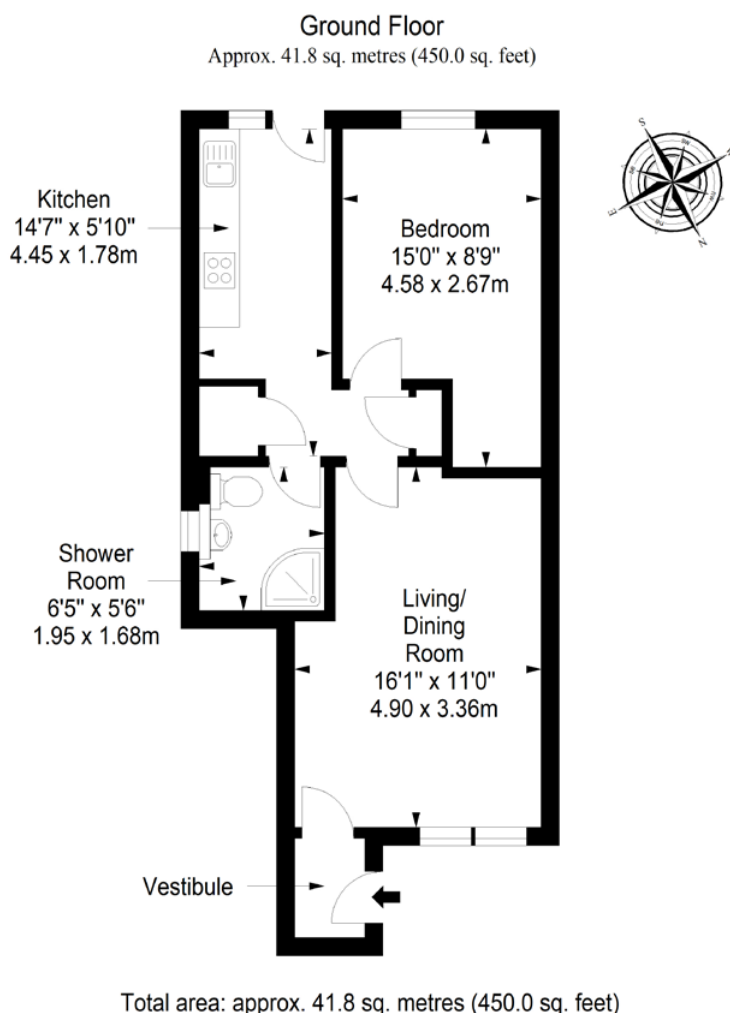


Extras: integrated appliances (oven, ceramic hob, and slimline extractor), a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



DALGETY BAY

Dalgety Bay is a peaceful coastal town on the shores of the Firth of Forth with spectacular views to Edinburgh and the famous Forth Road Bridge. Owing to its close proximity to the M90 and the Queensferry Crossing, Dalgety Bay is fast becoming a popular town with commuters. The town itself offers a wealth of amenities including supermarkets, various shops, a garden centre, and fashionable restaurants and eateries. The town is home to two primary schools, Dalgety Bay and Donibristle, whilst secondary schooling is provided nearby at Inverkeithing High School. Private schooling is also easily accessible, with a bus running from the town to the highly-regarded Dollar Academy, whilst Edinburgh's independent schools are also within easy reach. The coastal paths hugging the Fife coast offer splendid beach walks and are a great way to wind down after a day's work. For indoor exercise, Dalgety Bay Sports & Leisure Centre offers a gym, a varied timetable of fitness classes and several outdoor sports pitches. For those who enjoy being on the open water, Dalgety Bay has its own well-regarded sailing club. Excellent road links and its own train station (offering regular trains to Edinburgh) make Dalgety Bay an ideal base for those looking for a tranquil coastal town retreat, all within easy reach of the capital.



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