



**Stevenson Marshall**  
Property & Law

14 Carrick Drive  
Dalgety Bay, KY11 9YB

**Offers over £210,000**



## 14 Carrick Drive, Dalgety Bay

A bright and spacious detached bungalow in quiet location with impressive mature garden grounds.

There is a good internal layout which includes a reception hallway, dining lounge, kitchen, two bedrooms and shower room. EPC rating:C. Council tax band:D.

Lounge/dining: 5.00m x 3.20 (16'5 x 10'6)

Kitchen: 3.00m x 2.95m (9'10 x 9'8)

Bedroom 1: 3.20m x 3.20m (10'6 x 10'6)

Bedroom 2: 3.00m x 2.80m (9'10 x 9'2)

Shower room: 1.99m x 1.95m (6'6 x 6'5)

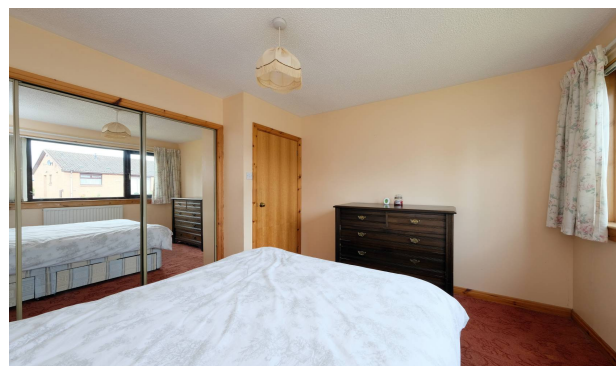
The property boasts neat gardens ground which feature a large lawn, patio area, shrubs, flower beds and west facing aspect to rear. The timber garden shed is included in the sale price and a long monoblock driveway provides ample parking for several vehicles.

Carrick Drive is located close to excellent local amenities within the popular coastal town of Dalgety Bay, on the northern shores of the River Forth. Many mature trees have been retained and there are pleasant walks and small coves. For the commuter the M90 Motorway (Edinburgh/Perth) and Dalgety Bay Railway Station (with services to Edinburgh) are located close by. A regular bus service operates and there are good local shops, popular restaurant and sports and fitness centre all within easy reach. Dunfermline City Centre is only six miles away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Photographs by Mike Dooley Photography.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 DX DF80 Dunfermline  
Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.