



Solicitors & Estate Agents










Offers Over

**£290,000**

# 11 Donibristle Gardens

Dalgety Bay | Fife | KY11 9NQ

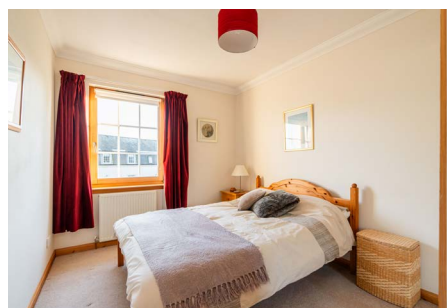
A beautifully presented and meticulously maintained end of terrace house, offered for sale in true move-in condition with the added benefit of no onward chain. Situated within a sought-after modern development on the historic Donibristle Estate, the property enjoys private gardens and access to well-kept communal grounds that seamlessly connect to the stunning Fife Coastal Path.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathrooms & Guest WC
-  Private Gardens
-  Driveway & Car Park
-  EPC Rating - C
-  Council Tax Band - E



## Description

The property provides spacious and versatile accommodation across two floors, making it an excellent choice for families or those seeking to downsize. The front door opens into a welcoming entrance vestibule with a side window and a large storage cupboard housing the boiler. The central hallway features additional under-stair storage and leads to the reception/dining room and kitchen/breakfast room via glazed doors. The reception/dining room is a bright and generously sized space with twin front-facing windows, a feature fireplace, and ample room for both living and dining furniture. To the rear, the well-appointed kitchen/breakfast room overlooks the garden and is fitted with a wide range of wall and base units, integrated appliances including an oven, grill, hob, hood, dishwasher, and fridge. A separate utility room provides further storage, houses the freezer and washing machine, and offers access to the garden. A ground floor cloakroom/WC completes the lower level. Stairs from the hallway lead to the upper landing, which features a large airing cupboard and a hatch with a fixed ladder to the part-floored loft. The property boasts three well-proportioned double bedrooms, two with built-in mirrored wardrobes, and a four-piece family bathroom with a bath and separate walk-in shower. Additional benefits include gas central heating and full double glazing.





## Extras

The white goods, fitted carpets and floor coverings, curtains and light fittings are to be included in the sale.

## Gardens and Parking

Attractively landscaped low-maintenance private gardens are to the front, side and rear of the house with the rear garden enjoying a westerly aspect, ideal for al fresco dining in the afternoon and evening sun during the warmer months. A timber storage shed is located to the side of the property and there is an outside tap and lighting. A gate to the side of the property leads to the front garden and driveway, whilst a gate to the rear of the garden leads to a pathway to the additional parking spaces. A monoblocked driveway, adjacent to the front garden provides convenient parking, with additional parking provided in an area to the right of the building, shared with the other houses in the terrace. Access is granted to the mature gardens of the Donibristle Estate with sweeping lawns, fragrant borders and direct access to the picturesque Fife Coastal Path.



## Factor

The common grounds are landscaped and maintained by Hacking and Patterson Factors at a small charge of approximately £23 per calendar month, reviewed annually.

## Viewing

Please contact Neilsons on 0131 625 2222





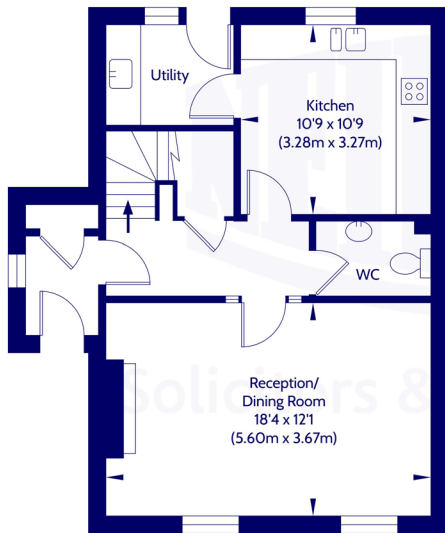
## Location

Nestled along the picturesque shores of the Firth of Forth, Dalgety Bay offers an idyllic blend of tranquillity and convenience. This sought-after town boasts stunning coastal scenery, perfect for leisurely walks, outdoor activities, and breathtaking sunsets. Dalgety Bay is a commuter's dream, with excellent transport links including a railway station offering regular services to Edinburgh and beyond, and easy access to the M90 motorway. Families are drawn to the area for its outstanding local schools and a strong sense of community, with plenty of clubs, activities, and events to enjoy. Residents benefit from a wide range of amenities, including shops, supermarkets, restaurants, a sports centre, sailing club and leisure facilities, ensuring everything you need is right on your doorstep. With its combination of coastal charm, practical convenience, and welcoming community, Dalgety Bay is a fantastic place to call home.

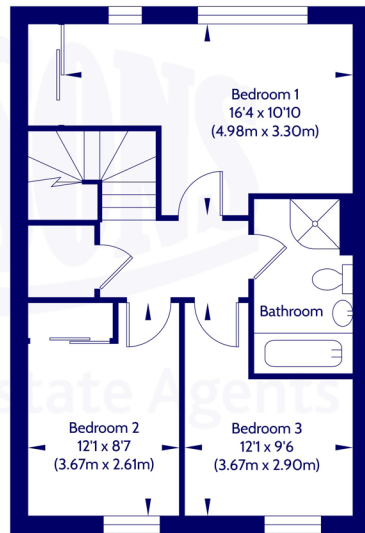


Approx. Gross Internal Floor Area 97.87 Sq M / 1053 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

