



Morgans

PROPERTY

2 Donibristle House, Donibristle Gardens, Dalgety Bay, KY11 9DD

Offers Over £375,000







Forming part of a truly breath taking historic luxury waterfront development, this stylish mid terraced villa forms part of the refurbished Donibristle House. Offering a unique and individual home within a beautiful coastal setting. The accommodation is spread over two levels, beautifully presented with a bright and sunny aspect and offers generous accommodation throughout. The subjects briefly comprise entrance vestibule, hallway, utility room and w.c facilities. Lounge with french doors to patio and breakfasting kitchen with separate dining room which could be used as a fourth bedroom if desired. On the upper level there are three further bedrooms, all with fitted wardrobes, master en-suite and modern shower room. Boasting a wealth of features and the River Forth on your doorstep. The property benefits from residents private parking together with ample visitors parking. There are established and well maintained landscaped grounds which provide a tranquil and idyllic setting. This home is ideally situated with access to a host of excellent local amenities. With close proximity to the M90 for access to Edinburgh/Perthshire and local railway station, this property is an excellent option for the commuter. The property is double glazed with gas central heating.





LOCATION

Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarkets, leisure centre, restaurants/ bars and primary schooling. Secondary schooling can be found in nearby Inverkeithing. Dalgety Bay is an ideal base for commuters with excellent public transport links to Edinburgh and close proximity to the A90, M90 motorway network. In addition the railway station provides regular links to Edinburgh and other neighbouring towns.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





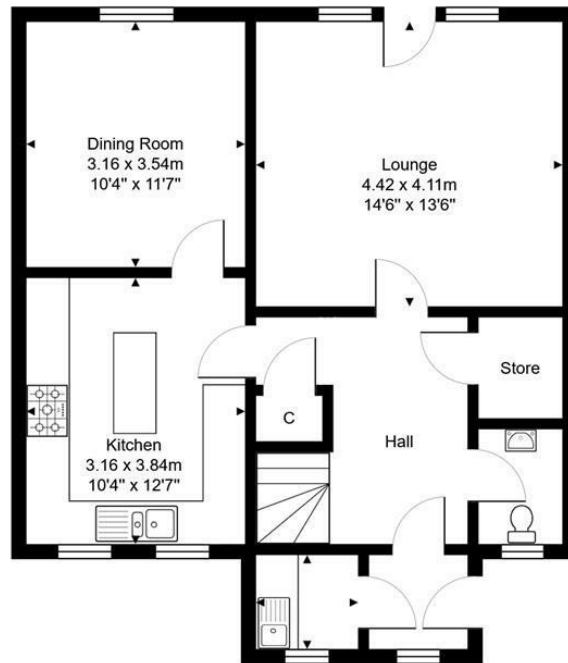


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Total Area: 122.4 m² ... 1317 ft²

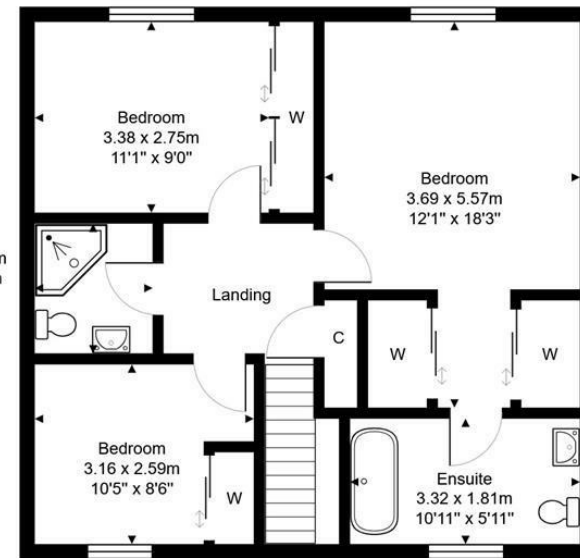


All measurements are approximate and for display purposes only



Utility Room
1.47 x 1.36m
4'10" x 4'5"

Ground Floor



1st Floor

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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AGENTS NOTE 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. No movable items will be included in the sale.