



Malcolm Jack  
& Matheson

6A ROSEBERY VIEW  
DALGETY BAY, KY11 9YH



OFFERS OVER  
£215,000

**RARELY AVAILABLE TWO  
BEDROOM DETACHED  
BUNGALOW IN QUIET CUL DE  
SAC. GARDEN. VIEW OF THE  
FORTH. DRIVEWAY. SINGLE  
GARAGE.**

**HALL  
LOUNGE  
KITCHEN/DINER  
TWO DOUBLE BEDROOMS  
SHOWER ROOM  
GCH & DG  
FRONT AND REAR GARDENS  
DRIVEWAY  
SINGLE GARAGE  
EPC D**



### SITUATION

Dalgety Bay is a coastal town in Fife, Scotland, located on the southern shore of the Firth of Forth. Known for its scenic views and peaceful atmosphere, it offers a mix of residential areas and green spaces. The town is well connected, with easy access to major roads and public transport, making it an ideal location for commuters. Dalgety Bay also features local amenities, including shops, schools, and recreational facilities, while its proximity to nearby towns and Edinburgh provides additional convenience.

### PROPERTY

6A Rosebery View is a spacious two-bedroom detached bungalow, quietly located in a cul-de-sac in the heart of Dalgety Bay.

The property is well-maintained throughout, offering a bright and airy lounge, a fully fitted kitchen, two generously sized double bedrooms, and a modern shower room. Additional benefits include excellent storage space, gas central heating, and double glazing throughout.

Externally, the property features low-maintenance gardens to both the front and rear, laid with slabs and stone chips. A driveway provides access to a detached single garage.

From the rear of the property, enjoy stunning open views across the Forth, including the iconic Forth Rail Bridge.

There is ample on-street parking directly outside the property.



## ACCOMMODATION

### HALL 3.36 m 2.95m (11' x 9'8")

Entered from the vestibule. Built in cupboard with hanging rail and sliding mirrored doors. Built in shelved cupboard housing the boiler. Telephone point. Radiator. Laminate flooring.

### LOUNGE 4.90m x 3.83m (16'1" x 12'7")

Bright lounge with window to the rear. Door leading out to sun terrace with steps to the rear garden. Fireplace with electric fire. Radiator. Telephone point. TV point. Carpet.

### KITCHEN/DINER 3.24m x 2.67m (10'7" x 8'9")

Fully fitted kitchen with breakfasting table. Integrated sink and drainer, gas hob, oven and cooker hood. Freestanding dishwasher and washing machine. Radiator. Vinyl tile effect flooring. Two windows to the front.

### BEDROOM ONE 3.54m x 2.90m (11'7" x 9'6")

Double bedroom with built in triple wardrobe. Window to the rear with view of the Forth and bridge. TV point.

### BEDROOM TWO 3.72m x 3.70m (12'2" x 12'2")

Double bedroom with window to the front. Radiator. Carpet.

### SHOWER ROOM 2.67m x 1.75m (8'9" x 5'9")

Modern white three-piece suite comprising walk in shower with electric shower, fitted vanity unit with integrated wash hand basin and WC. Chrome heated towel rail. Opaque window to the front. Wall mounted bathroom cabinet. Tiled flooring.

## GARDENS AND GROUNDS

The property boasts private gardens to the front and rear. The front garden features stone chips for easy maintenance and provides access to a driveway leading to the detached single garage. The rear garden is laid with slabs and stone chips, fully enclosed, and offers views across the Forth and the bridges.

## EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine and the dishwasher.

## VIEWING

Contact Malcolm Jack & Matheson.

## ENTRY

Entry by mutual arrangement.

## OFFERS

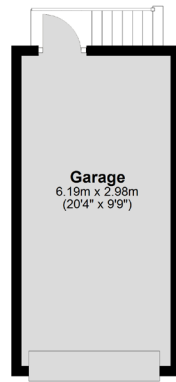
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are provided.

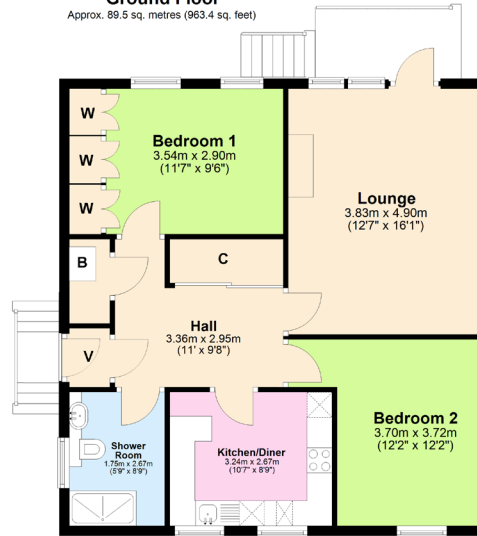
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.





## Ground Floor

Approx. 89.5 sq. metres (963.4 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this description, representations of content and any other items are approximate and not intended to be taken as an offer of insurance. The plan is for information purposes only and should be used as such by any prospective purchaser.

## VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

## FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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