



Malcolm Jack
& Matheson

39 Glencoul Avenue, Dalgety Bay
KY11 9XL



OFFERS OVER
£90,000

**IDEAL FIRST-TIME BUY BRIGHT
ONE-BEDROOM UPPER FLAT
WITH ALLOCATED PARKING
AND SHARED GARDEN**

**ENTRANCE
LOUNGE/DINER
KITCHEN
DOUBLE BEDROOM
BATHROOM
WELL, MAINTAINED SHARED
REAR GARDEN
ALLOCATED PARKING SPACE
DG & EH
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

An ideal first-time purchase, this spacious one-bedroom upper flat enjoys a peaceful setting within the heart of Dalgety Bay. The property benefits from a well-maintained communal garden and an allocated parking space, all within a quiet and desirable estate.

The accommodation comprises a private

entrance with staircase leading to a bright lounge/dining area, a fitted kitchen, a double bedroom with built-in double wardrobe, and a bathroom. Excellent storage is provided throughout. The property further benefits from electric heating and double glazing.

Externally, there is access to a well-kept shared rear garden, an external storage cupboard to the front, and an allocated parking space.



ACCOMMODATION

ENTRANCE

Carpeted staircase. Built in storage cupboard. Carpet.

LIVING ROOM 4.80M X 3.50M (15'9 X 11'6)

Spacious lounge with dining area. Window to the front. Electric radiator. Carpet.

KITCHEN 3.40M X 1.70M (11'2 X 5'7)

Fully fitted kitchen. Integrated, electric hob, cooker hood, and oven. Free standing fridge and washing machine. Integrated sink and drainer. Wall mounted electric heater. Window to the rear. Vinyl flooring

BEDROOM 3.40M X 2.60M (11'2 X 8'6)

Exceptionally spacious double bedroom. Window to the rear. Double built in wardrobes with sliding mirrored doors. Wall mounted electric heater. Carpet.

BATHROOM

Three-piece suite comprising bath with electric shower over, wash hand basin and WC. Towel rail. Opaque window to the side. Extractor fan. Wall mounted electric heater. Tiled flooring.

EXTRAS

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

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

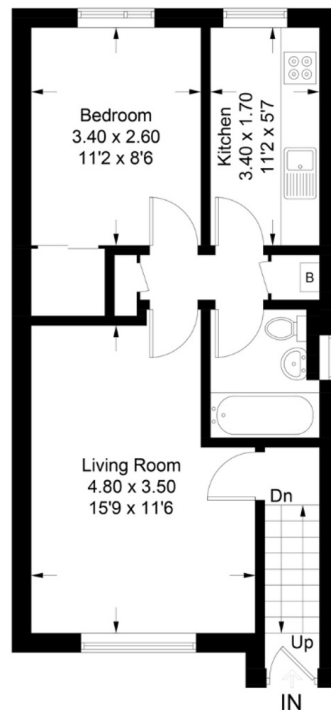
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

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 property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

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



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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