



Malcolm Jack
& Matheson

17 Ross Avenue, Dalgety Bay
KY11 9YN



OFFERS OVER
£345,000

**RARELY AVAILABLE THREE-
BEDROOM DETACHED
BUNGALOW IN A SOUGHT-AFTER
MODERN ESTATE, GARDEN,
DRIVEWAY & DOUBLE GARAGE**

**VESTIBULE
HALL
LOUNGE
KITCHEN
UTILITY ROOM
CONSERVATORY
DINING ROOM/BEDROOM 4
THREE BEDROOMS. MASTER WITH
ENSUITE BATHROOM
BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY & DOUBLE GARAGE
GCH & DG
EPC C**



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

17 Ross Avenue is a spacious three-bedroom detached bungalow, quietly situated within a modern development in the heart of Dalgety Bay. The property is well maintained throughout and offers a bright, airy lounge, a fully fitted kitchen, utility room,

conservatory, and a flexible dining room that could also serve as a fourth bedroom. There are three generously sized bedrooms, including a master with an ensuite bathroom, as well as a modern family bathroom. Additional benefits include excellent storage, gas central heating, and double glazing throughout.

Externally, the home enjoys a low-maintenance rear garden laid with slabs and stone chips. The front garden features a lawn and provides access to a driveway and double garage.

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

ACCOMMODATION

VESTIBULE

Tiled flooring. Coat hooks. Built in shoe storage cupboard. Door through to hall.

HALL

Built in airing cupboard housing boiler. Hatch to loft with ladder. Telephone point. Two radiators. Carpet.

LOUNGE 5.40 X 4.80 (17'9 X 15'9)

Bright lounge with window to the front. Two Velux windows letting in extra light. Gas flame effect fire. Two radiators. Carpet.



KITCHEN 3.40 X 3.10 (11'2 X 10'2)

Fully fitted kitchen with space for breakfasting table. Integrated sink and drainer, electric hob, and oven. Freestanding dishwasher. Radiator. Window to the rear. Solid wood flooring.

UTILITY ROOM

Fitted wall and base units. Integrated sink and drainer. Tiled splash back. Washing machine. Radiator. Tiled flooring. Window through to the conservatory. Door into conservatory.

CONSERVATORY 2.90 X 2.90 (9'6 X 9'6)

Electric heater. Tiled flooring. Door leading out into the rear garden.

DINING ROOM/BEDROOM FOUR 4.10 X 3.00 (13'5 X 9'10)

Window to the front. TV point. TV point. Carpet.

BEDROOM ONE 4.50 X 4.10 (14'9 X 13'5)

Double bedroom with two double built in wardrobes. Window to the rear. Radiator. Carpet.

ENSUITE BATHROOM

Modern white four-piece bathroom suite comprising bath with mixer shower above, wash hand basin, bidet and WC. Opaque window to the rear. Chrome heated towel rail. Wood effect vinyl flooring.

BEDROOM TWO 3.40 X 2.30 (11'2 X 7'7)

Single bedroom with window to the rear. Built in storage unit including cupboards and wardrobe. Fitted computer desk. Radiator. Telephone point. Carpet.

BEDROOM THREE 3.50 X 3.00 (11'6 X 9'10)

Double bedroom with window to the front. Built in wardrobes. Radiator. Carpet.

BATHROOM

Modern white three-piece suite comprising bath with electric shower, wash hand basin and WC. Chrome heated towel rail. Opaque window to the rear. Wood effect laminate flooring.

GARDENS AND GROUNDS

The property boasts private gardens to the front and rear. The front garden features lawn and provides access to a driveway leading to the double garage. The rear garden is laid with slabs and stone chips, and fully enclosed.

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

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 the property is vacant, 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.



Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft
Garage = 34.3 sq m / 369 sq ft
Total = 167.6 sq m / 1804 sq ft

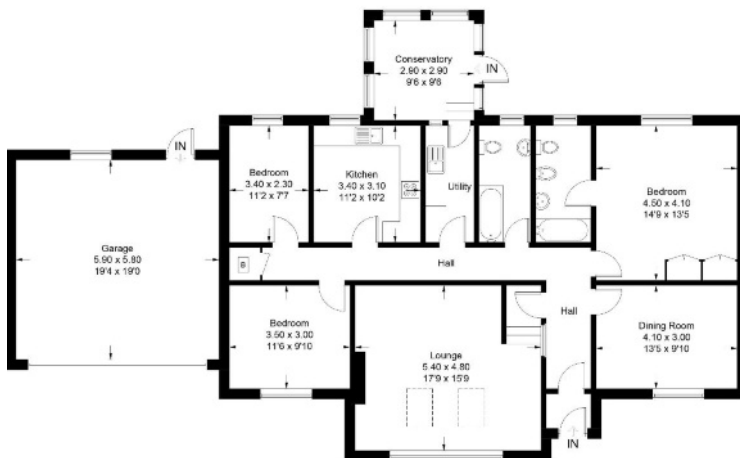


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1262485)

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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