

COULTERS®



1 ST COLME DRIVE

DALGETY BAY, FIFE, KY11 9LQ

5 BED

3 BATH

4 PUBLIC



TAKE A LOOK INSIDE

Featured on Scotland's Home of the Year, 1 St Colme Drive is a striking, architecturally significant home set in a peaceful, elevated position in sought-after Dalgety Bay. This exceptional five-bedroom property was originally constructed in Norway and shipped to Scotland in 1968 by its first owner—a rare example of mid-century Scandinavian design, reimagined and vastly extended by the current owners into a unique, design-led residence.

Beautifully positioned on a substantial third-of-an-acre plot to maximise uninterrupted, panoramic views across the Firth of Forth, the house has been cleverly designed with the main living accommodation arranged on the upper level to take full advantage of its elevated setting. Expansive glazing frames ever-changing coastal vistas from every front-facing room—including views of the iconic Forth Rail Bridge and even the fireworks over Edinburgh Castle at New Year.

The sociable heart of the home is a stunning open-plan kitchen and dining extension, flooded with natural light from a large overhead lantern. It is fitted with a central island and high-quality integrated appliances including a double Smeg oven with double grill and a wine fridge.

KEY FEATURES

 Substantial detached property on large corner plot.

 Fantastic terrace and two balconies with sea views.

 Great for entertaining with bar and games room.

 EPC Rating - C

 Featured on Scotland's Home of the Year.

 Huge driveway and double garage.

 Five minutes walk from the shoreline.

 Council Tax Band - G



A spacious sitting/dining room sits adjacent, featuring large picture windows that perfectly frame the coastal views. Both the kitchen and sitting room offer direct access to the terrace, creating superb flow for indoor-outdoor entertaining.

The luxurious principal bedroom suite enjoys exceptional design and comfort, complete with a vaulted ceiling, walk-in wardrobe, en suite shower room, and direct balcony access as well as a cosy seating area beside a stylish electric fire. From the bed, one can lie back and enjoy uninterrupted views of the Forth Rail Bridge—an everyday moment that feels anything but ordinary.

Three further bedrooms and a stylish family bathroom complete the upper floor, along with a practical laundry chute in the landing cupboard which leads directly to the utility room below.





MORE INFORMATION

The ground floor offers impressive flexibility and lifestyle appeal. A generous games room and fully fitted bar-with patio doors to the garden-provide the perfect zone for entertaining, and the bar could easily be repurposed as an additional bedroom or guest suite if desired. The ground floor also features a large double box bedroom with en suite, plus a WC and utility room.

Externally, the rear garden has been thoughtfully landscaped with all-season enjoyment in mind. A raised terrace provides an ideal space for outdoor living, complete with seating areas, a hot tub, and plenty of room for barbecues-perfect for both everyday relaxation and larger gatherings. To the front, a neat lawn is bordered by mature planting and established hedging, creating a tranquil, green outlook. A standout feature is the fully enclosed 20-seater Scandinavian BBQ hut, which, along with the terrace, offers excellent privacy and a unique, atmospheric setting for year-round entertaining. The property also enjoys easy access to the coastal path just moments away, leading to scenic walks and cycle routes toward Aberdour.

The garage is fitted with custom built-in units, a workstation, sink, and storage racks, while the substantial private driveway can accommodate multiple vehicles with ease. Further benefits include gas central heating, double glazing, a fully alarmed security system, and external CCTV cameras for peace of mind.

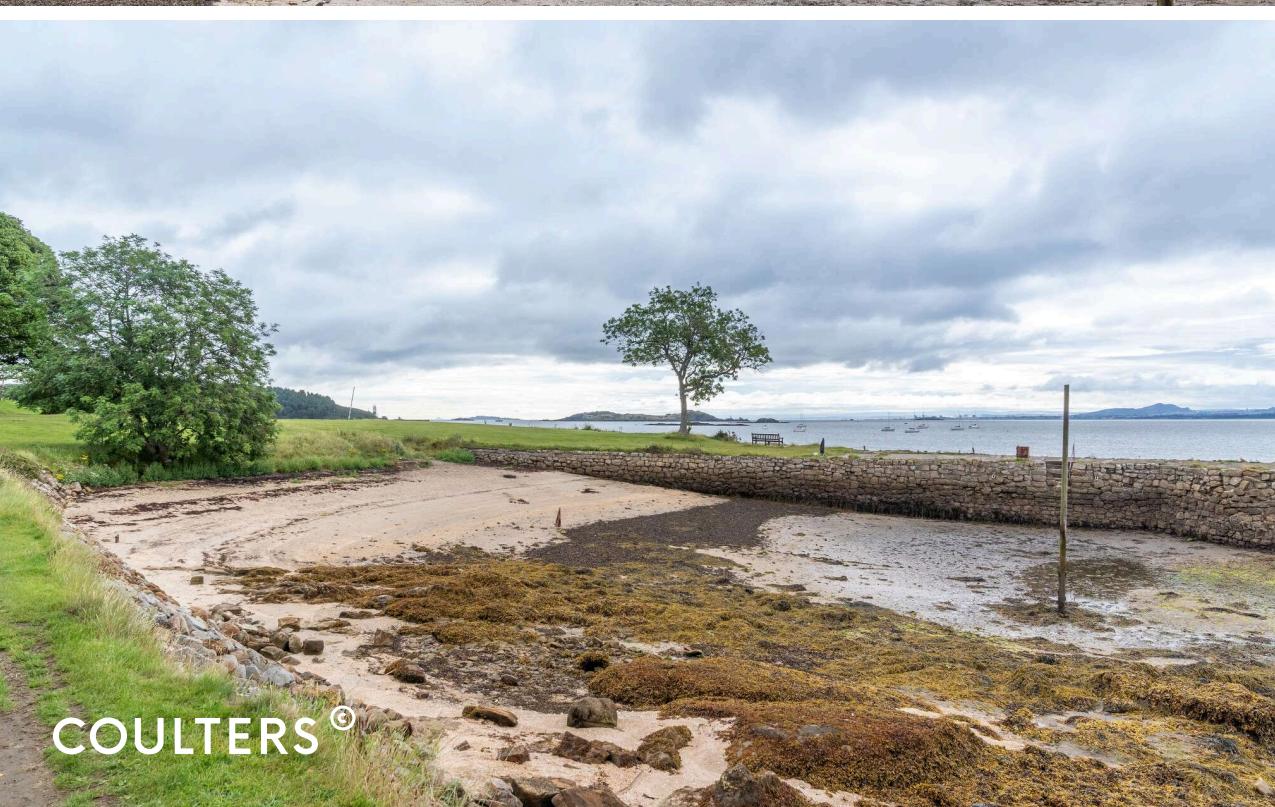
1 St Colme Drive offers a rare opportunity to acquire a truly special home-celebrated for its architectural character, elevated coastal outlook, and exceptional lifestyle offering.





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THE LOCAL AREA

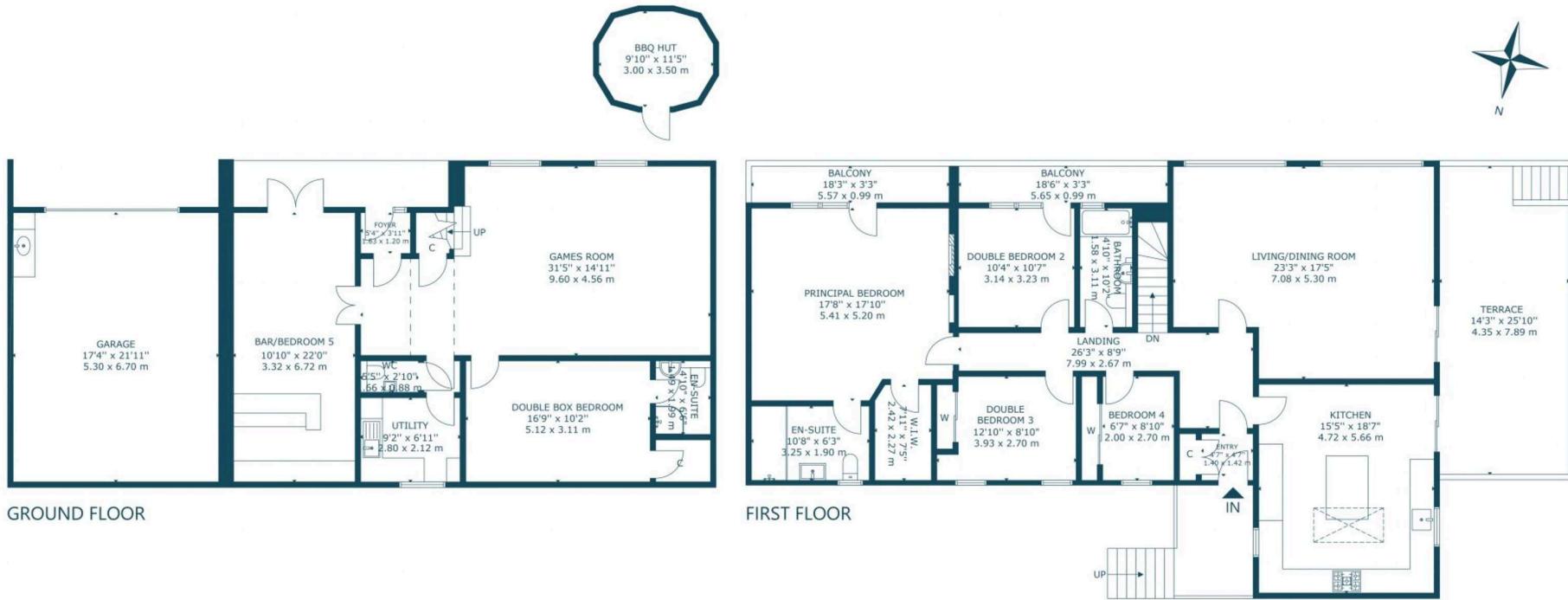
Situated on the picturesque northern shore of the Firth of Forth, Dalgety Bay is a highly sought-after coastal town in Fife, offering an exceptional quality of life within easy commuting distance of Edinburgh. It combines attractive residential planning with scenic surroundings, a strong sense of community, and excellent local amenities.

The town enjoys superb transport links, with its own railway station providing regular services to Edinburgh and beyond. The M90 and Queensferry Crossing are just minutes away, making road travel equally convenient. Edinburgh Airport is also easily accessible for both domestic and international travel.

Dalgety Bay boasts a wealth of amenities including a Tesco and ASDA supermarket, independent shops, cafés, and restaurants, as well as healthcare facilities and well-regarded primary schools. Secondary schooling is available nearby in Inverkeithing and Dunfermline. For leisure, residents benefit from coastal walking and cycling routes, sailing facilities, and local sports clubs, all set against the backdrop of beautiful Fife coastline views.

EXTRAS

All blinds, curtains, light fittings, fitted floor coverings and white goods are included in the sale price along with the BBQ hut and hot tub .



1 ST COLME DRIVE, DALGETY BAY, KY11 9LQ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,756 SQ FT / 256 SQ M

GARAGE 412 SQ FT / 38 SQ M

PATIO 302 SQ FT / 38 SQ M

BALCONY 121 SQ FT / 11 SQ M

BBQ HUT 74 SQ FT / 7 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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LEGAL NOTE

From 1 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 "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.