

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**6 Glencoul Avenue, Dalgety Bay, KY11 9XL**  
Fixed Price £175,000



Attractive Semi detached villa offering ideal starter/family accommodation in a much sought after area of the very popular coastal village of Dalgety Bay. Entrance Hall, Spacious Lounge, Modern fitted kitchen, Conservatory, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Driveway offering parking for 2/3 cars. Modern decor. Well maintained. EPC - C. Council Tax - B. Freehold.

## LOCATION

Dalgety Bay presents an exceptional setting for family living, combining a peaceful coastal environment with a strong range of local amenities. The town is well regarded for its highly rated primary schools, extensive parks, and safe residential streets, all of which contribute to a reassuring and family-friendly atmosphere. Residents benefit from attractive waterfront walks, a popular sailing club, and easy access to beaches and outdoor recreation. Everyday conveniences are well covered, with a selection of shops, cafés, and essential services within easy reach, while excellent transport links - including a local railway station with direct services to Edinburgh - make commuting straightforward. Altogether, Dalgety Bay offers a balanced lifestyle that continues to make it one of Fife's most desirable locations for families seeking quality, comfort, and community.

## PROPERTY - SEMI DETACHED VILLA

- Much sought after location
- Popular property type
- Ideal starter home
- Ideal for a small family
- Ideal buy to let opportunity
- Move in condition
- Neat gardens
- Parking for 2/3 cars
- Internal viewing a must!

## ACCOMMODATION

### Entrance Hall

The hall gives access to the lounge.

### Lounge 4.61 m x 3.57 m / 15'1" x 11'9"

This is a bright, spacious lounge. Door to kitchen. Front.

### Kitchen 3.57 m x 2.42 m / 11'9" x 7'11"

This attractive kitchen is well fitted with modern floor and wall units with complementary worktops. Door to conservatory. Rear.

### Conservatory 3.57 m x 2.29 m / 11'9" x 7'6"

This is an excellent addition to any family home. Attractive media wall. Door to the garden. Rear.

### Landing 1.57 m x 1.55 m / 5'2" x 5'1"

With doors to 2 bedrooms and shower room.

### Bedroom 1 3.65 m x 3.47 m / 12'0" x 11'5"

This is a good sized double bedroom which enjoys the benefit of a deep built in wardrobe. Front.

### Bedroom 2 3.65 m x 2.41 m / 12'0" x 7'11"

The second double bedroom is also of good proportions. Storage cupboard. Rear.

### Shower Room 1.75 m x 1.55 m / 5'9" x 5'1"

The shower room is fitted with a modern white suite incorporating a wash hand basin set on a vanity unit with storage cupboard below. Side.

### Gardens

The property enjoys neat, easily maintained areas of garden ground to the front and rear of the property.

### DRIVEWAY

There is a tarmac driveway offering parking for 2/3 cars.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### SOLD AS SEEN

This property is offered for sale in its current condition. No warranty is provided regarding the presence, condition, or functionality of any services, heating systems, or other installations within the property. Prospective purchasers should satisfy themselves as to the property's condition and will be expected to accept it as seen.

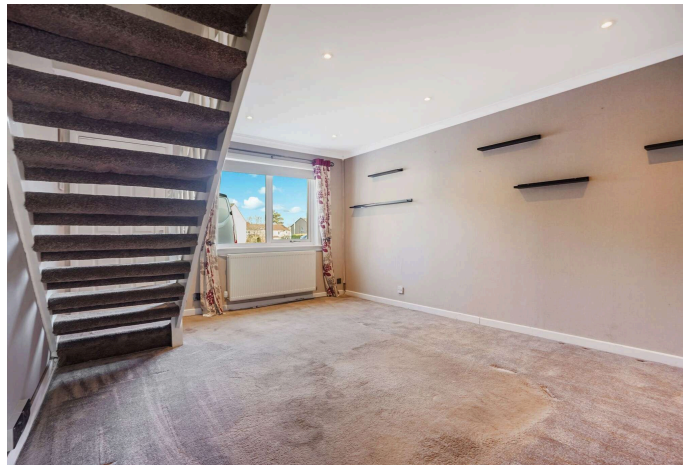
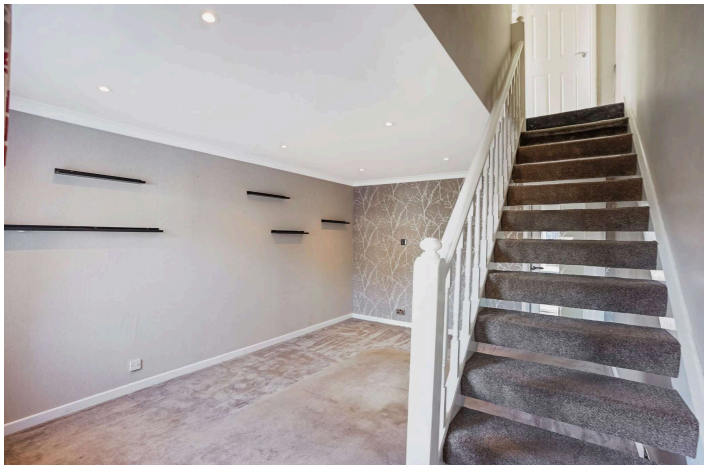
### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.





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## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## OFFERS

Notes of Interest and offers on this property should be  
submitted directly to Ross & Connel by calling  
01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and  
market appraisal on your property please contact  
Lee-Anne Smith at Ross & Connel on 01383 721156

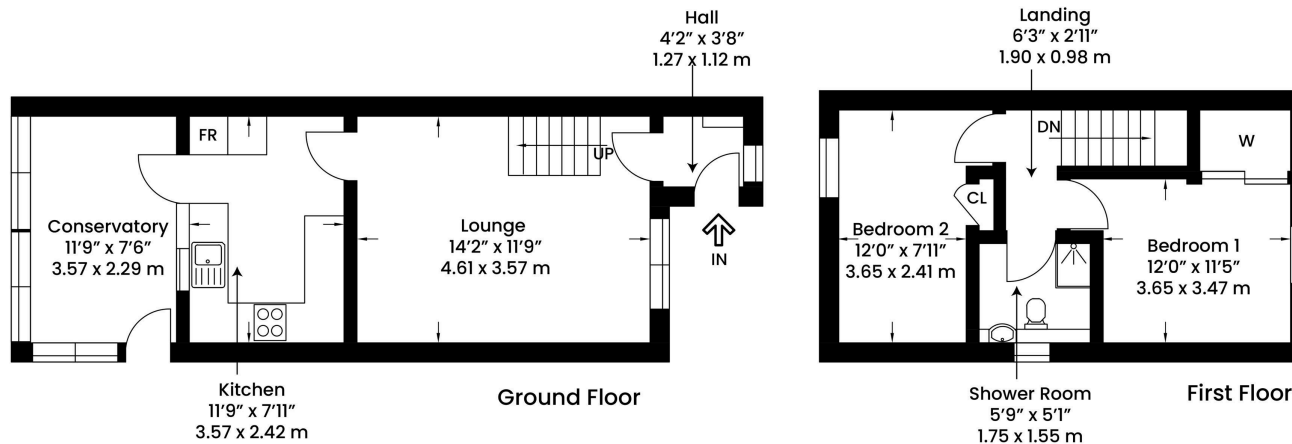
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PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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

The dimensions provided may include or exclude recesses,  
intrusions and fitted furniture. They have been chosen to  
indicate the general size and shape of each room only.  
Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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