



Malcolm Jack
& Matheson

3 Markfield Road, Dalgety Bay
KY11 9NR



OFFERS OVER
£190,000

WELL, PRESENTED AND SPACIOUS, 3 BED, SEMI DETACHED VILLA, WITH GARDEN, AND DRIVEWAY. LOCATED IN THE HEART OF DALGETY BAY

**ENTRANCE HALL
LOUNGE
KITCHEN
DOWNSTAIRS WC
THREE BEDROOMS.
BATHROOM
ENCLOSED REAR GARDEN
DRIVEWAY
DG & GCH
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

Well-presented and spacious three-bedroom semi-detached villa with private gardens and driveway, situated within a quiet residential estate in the heart of Dalgety Bay.

Internally, the accommodation comprises an entrance hall, bright lounge, kitchen, WC, three bedrooms, and a family bathroom. The property further benefits from excellent storage throughout, gas central heating, and double glazing.

Externally, there is a low-maintenance, south-facing rear garden, while to the front a large driveway provides ample off-street parking.

ACCOMMODATION

HALL

Carpeted staircase. Area of open storage underneath the stair. Radiator. Laminate tile effect flooring.

LOUNGE 4.70M X 4.10M (15'5" X 13'5")

Spacious lounge with French doors out to the rear garden. Feature electric fire. Radiator. Laminate flooring.

WC

Modern white two-piece suite. Boiler. Opaque window to the side. Radiator. Laminate tile effect flooring.



KITCHEN 4.60M X 2.70M (15'1" X 8'10")

Spacious fully fitted kitchen. Integrated sink and drainer. Radiator. Window to the front. Free standing 6 ring gas cooker, fridge/freezer, washing machine and a dishwasher. Radiator. Laminate tile effect flooring.

LANDING

Hatch to roof space. Carpet.

BEDROOM 4.40M X 2.70M (14'5" X 8'10")

Double bedroom with window to the rear. Two built in wardrobes. Radiator. Carpet

BEDROOM 3.50M X 2.70M (11'6" X 8'10")

Double bedroom. Built in double wardrobe. Radiator. Window to the front. Laminate flooring

BEDROOM 3.40M X 1.90M (11'2" X 6'3")

A small double or a good-sized single bedroom with window to the rear. Radiator. Carpet

BATHROOM

Three-piece suite comprising bath with mixer shower, WC and wash hand basin. Built in storage. Opaque window to the front. Radiator. Laminate flooring.

GARDENS & GROUNDS

The property boasts a large, chipped driveway to the front.

To the rear, the fully enclosed garden is south-facing and designed for low maintenance, featuring a decked seating area, chipped sections, and a drying area.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated sink and drainer. The free-standing washing machine, fridge/freezer, and the dishwasher are also included in the sale.

VIEWINGS

By appointment. Contact 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.

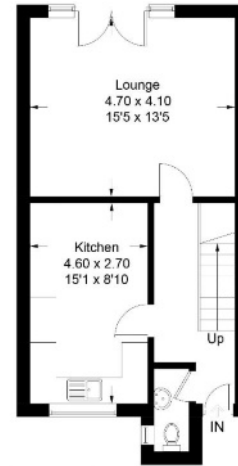
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

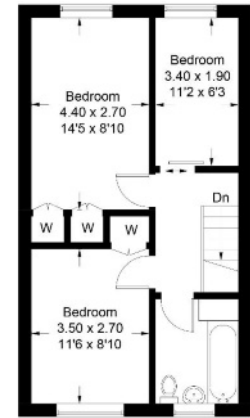
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 84.9 sq m / 914 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. measurements are approximate, not to scale. (ID1302603) paulhelsonmedia.com

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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