

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



4 Pinnel Place, Dalgety Bay, KY11 9PB
Offers Over £295,000



Ross & Connel are delighted to bring to the market this well-proportioned detached villa enjoying highly desirable location with stunning views over the Firth of Forth to Inchcolm Island and Edinburgh beyond. On ground floor - Entrance Hall, Lounge (with superb views and door to rear garden), Dining room/Bedroom 4, Breakfasting Kitchen (with unrestricted views), Bedroom 1 (wardrobes), Shower room/WC. On Upper floor - 2 Double bedrooms, Bathroom. Large walk in storage cupboard/box room. Double glazing. Gas central heating. Flexible accommodation. Great potential. Ideal family home. Superb location. Well maintained. Garage and Driveway. Neatly presented gardens to front and rear. EPC - D. Council tax - E. Freehold.

LOCATION

Located just five miles southeast of Dunfermline and fourteen miles north of Edinburgh, Dalgety Bay is a highly desirable and well-established coastal town on the northern shore of the Firth of Forth. Rich in history, with origins dating back more than 800 years, it combines historic charm with modern convenience, making it an exceptional place to call home.

An ideal location for commuters, families and anyone seeking a property in a sought-after setting, Dalgety Bay offers an outstanding quality of life. Residents of all ages are drawn to its welcoming community, picturesque surroundings and excellent range of amenities.

Dalgety is ideally situated for commuters, offering excellent transport links including its own railway station and a frequent bus service with direct connections to Edinburgh and destinations beyond.

The town is renowned for its beautiful coastal setting, with scenic waterfront walks and access to the Fife Coastal Path leading to Aberdour and beyond, as well as nearby open countryside perfect for walking, cycling and outdoor recreation. A wide range of local amenities includes a range of supermarkets including Asda, Aldi and Tesco, independent shops, cafés, restaurants and bars, ensuring everything needed for day-to-day living is close at hand. There is also a 24hr petrol station with M&S food hall. This property is conveniently situated a short walk from the Coast and Coastal path and all these local amenities.

PROPERTY - DETACHED VILLA

- Unrestricted stunning views of Edinburgh & Inchcolm Island
- Most desirable location
- Well proportioned
- Flexible accommodation
- 1 or 2 public rooms
- 3 or 4 bedrooms
- Bathroom and Shower room
- Generously proportioned
- Excellent storage accommodation - Eaves and loft space
- Great potential
- Superb family home
- Lovely gardens to front, side and rear
- Garage and Driveway
- Further parking area

In summary, this property represents a fantastic opportunity for families seeking a well-maintained, detached house in a sought-after location. The combination of comfort, convenience, and stunning views makes this an offer not to be missed.

ACCOMMODATION

Entrance Hall 2.83 m x 1.05 m / 9'3" x 3'5"

Lounge 5.43 m x 3.16 m / 17'10" x 10'4"

With stunning view of the Firth of Forth to Edinburgh beyond,

Dining Room/Bedroom 4 3.23 m x 2.01 m / 10'7" x 6'7"

Currently used as a dining room but offers flexibility for use as a fourth bedroom.

Breakfasting Kitchen 3.77 m x 3.23 m / 12'4" x 10'7"

Stunning views

Bedroom 1 3.90 m x 3.16 m / 12'10" x 10'4"

With fitted mirrored wardrobes.

Shower Room 2.18 m x 2.00 m / 7'2" x 6'7"

Recently upgraded with a modern white suite.

Landing 2.19 m x 1.18 m / 7'2" x 3'10"

Bedroom 2 2.89 m x 2.58 m / 9'6" x 8'6"

With fitted mirrored wardrobes. Stunning views.

Bedroom 3 3.62 m x 3.51 m / 11'11" x 11'6"

Storage room/Box room 2.93 m x 1.93 m / 9'7" x 4'0"

This versatile room offers excellent potential for conversion into an additional bedroom, subject to the necessary consents. Prospective purchasers should satisfy themselves regarding any planning permissions, building warrants, or other approvals that may be required.

Bathroom 1.92 m x 1.13 m / 6'4" x 3'8"

Gardens

There are lovely, well maintained areas of garden ground to the front and rear. Summerhouse. Raised decked area. Patio area. Gate to rear giving access to Moray Way South (very handy for bus stops).

GARAGE/DRIVEWAY

There is a single garage, with light and power, accessed via a slabbed driveway. There are double gates which allows access to the garden, which offers additional parking for a car, caravan or similar.

GLAZING / HEATING

Double glazing and gas central heating system with a combination gas boiler.

EXTRAS

All the carpets and blinds are included in the sale price. The kitchen appliances and most items of furniture may be available by separate negotiation.













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

Home Report

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

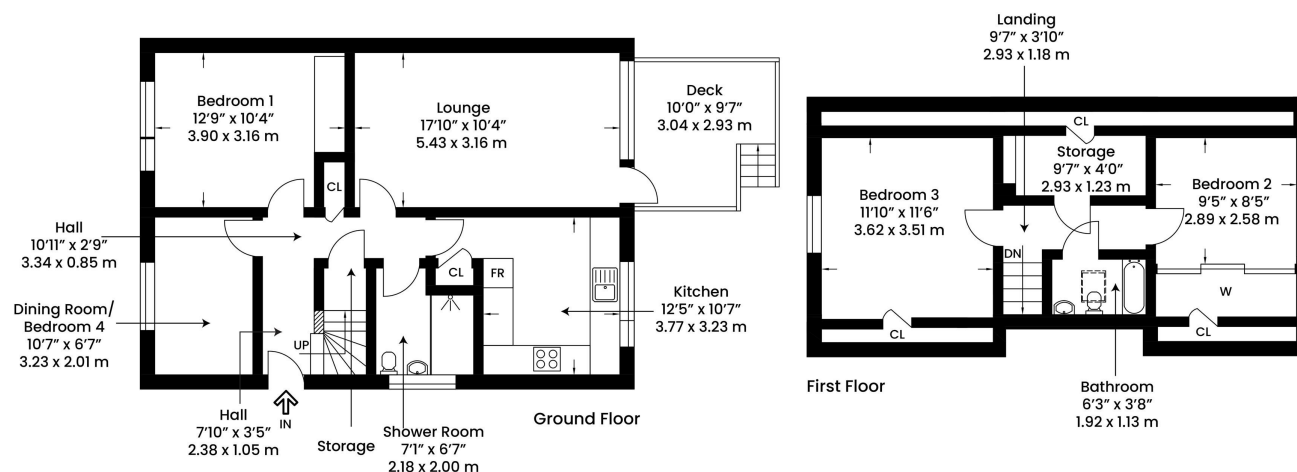
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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 dimensions 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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