

30 FRANKFIELD CRESCENT

DALGETY BAY, DUNFERMLINE, KY11 9LW

Welcome to a substantial four-bedroom detached house which offers a sought-after coastal lifestyle in Dalgety Bay, promising expansive living accommodation, beautiful gardens, and private parking for three vehicles.



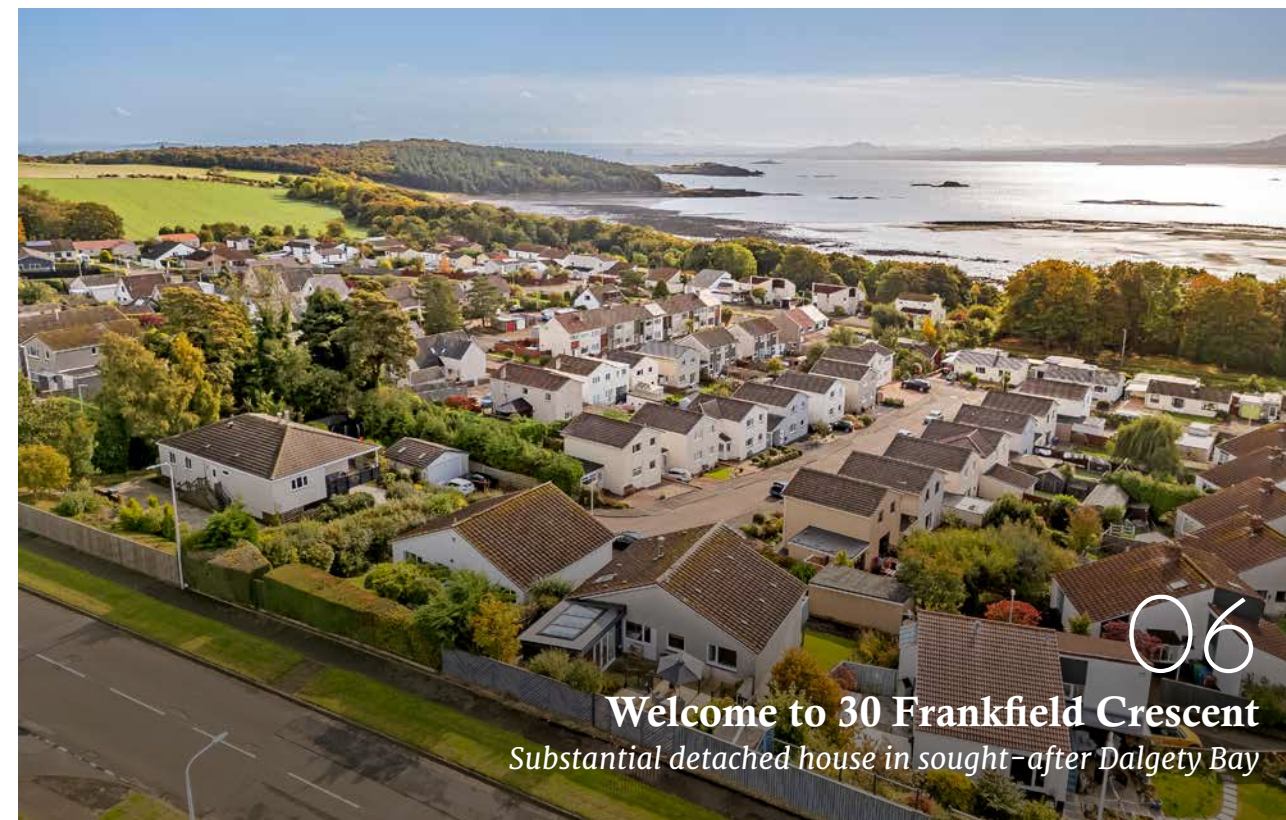


— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

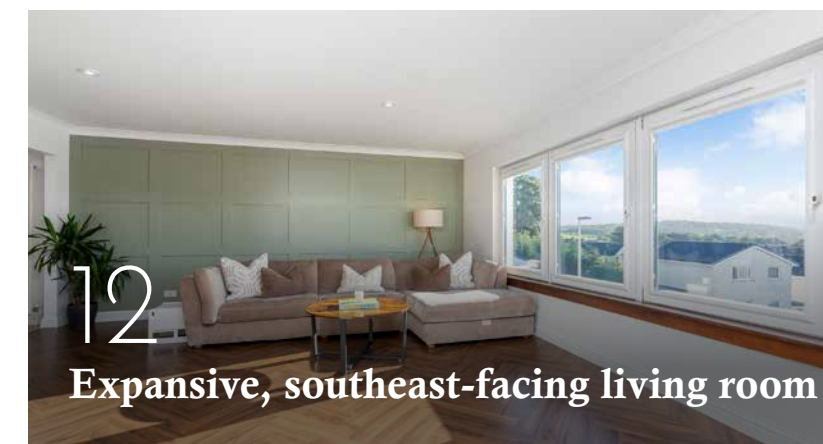
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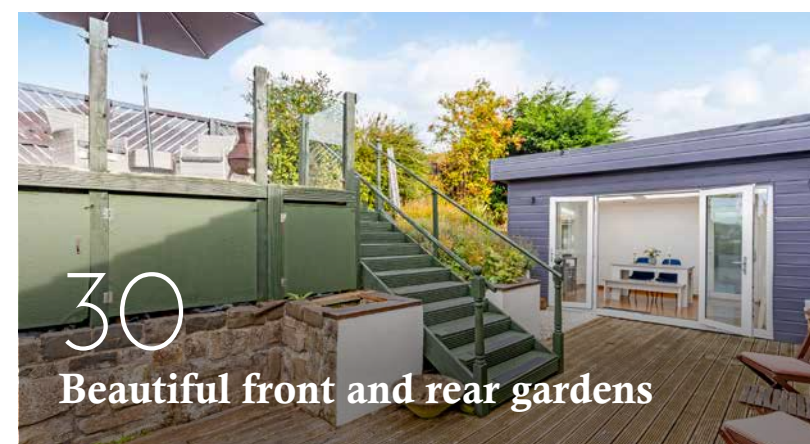
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Welcome to 30 Frankfield Crescent
Substantial detached house in sought-after Dalgety Bay

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Property Name

30 Frankfield Crescent

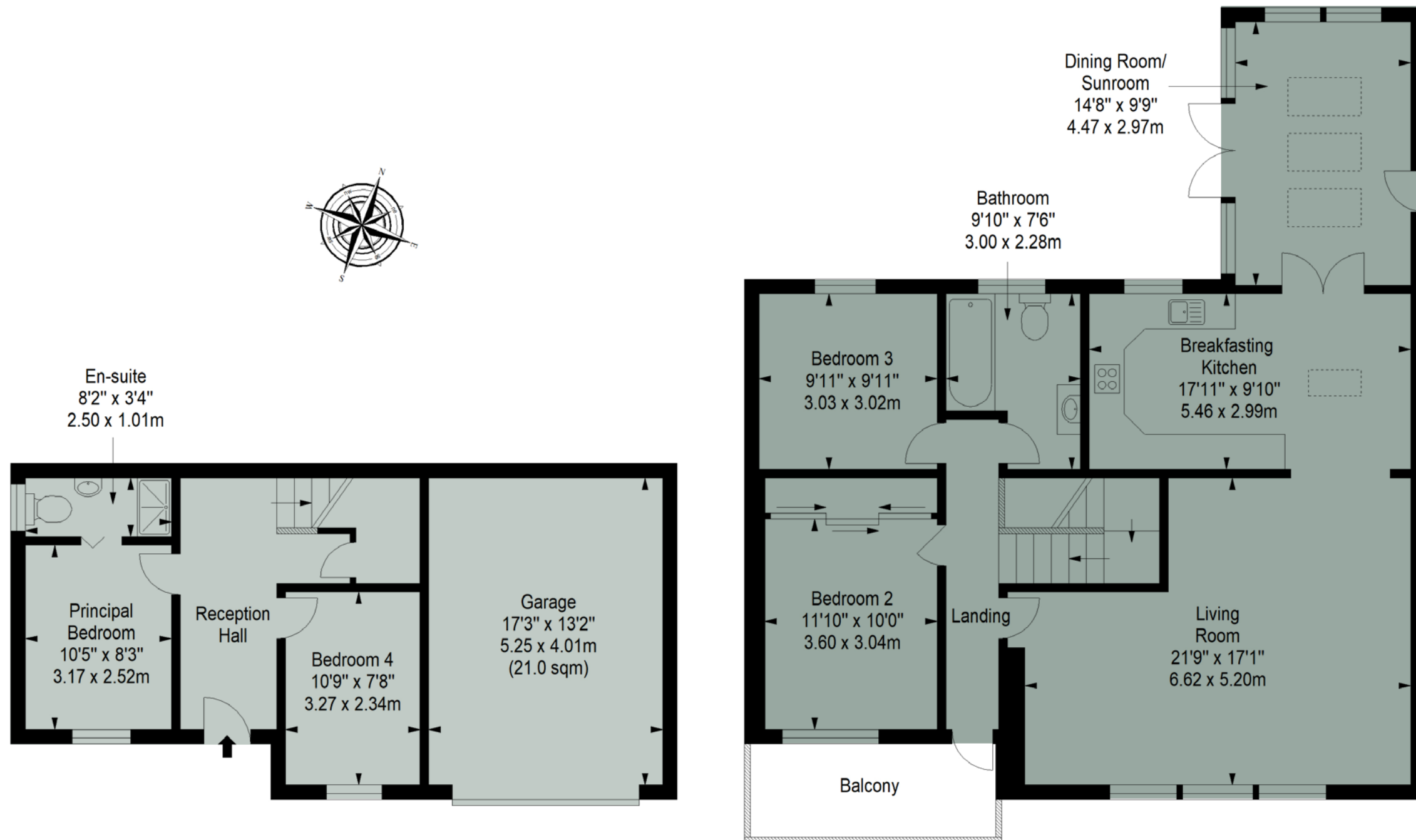
Location

Dalgety Bay, KY11 9LW

Approximate total area:

134.0 sq. metres (1442.4 sq. feet)

 - Ground Floor  - First Floor



SPECTACULAR PANORAMIC VIEWS

This southeast-facing detached house is an exclusive four-bedroom home nestled at the end of a cul-de-sac in Dalgety Bay. Part of a family-friendly development, it is within easy reach of amenities, schools, and bus and rail links, while providing easy access to the enveloping countryside and nearby beaches. Roughly 40 minutes from Edinburgh city centre by car or public transport, it is a highly popular location with families and professionals

alike. The home itself is finished to exceptional standards with stylish interior design and a host of desirable features. It has three reception areas (including a breakfasting kitchen), a private balcony with stunning views, and the convenience of a family bathroom and an en-suite. Attractive gardens add to its allure, along with a double driveway and integrated garage.

GENERAL FEATURES

- A substantial detached house in sought-after Dalgety Bay
- Nestled at the end of a cul-de-sac in a convenient setting
- Stylish interior design with a host of desirable features
- Home Report value - £400,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Bright reception hall with built-in understairs storage
- Expansive, southeast-facing living room with log-burning stove
- Spacious dining room/sunroom with multi-aspect glazing
- Southeast-facing balcony with spectacular panoramic views
- Openly accessed breakfasting kitchen with Shaker-inspired design
- Three double bedrooms (one with wall-to-wall wardrobe)
- One versatile single bedroom currently arranged as a nursery
- En-suite shower room with a walk-in shower enclosure
- Family bathroom with double-ended bath and overhead shower
- Attic space (just off the landing) for further storage
- Gas central heating and double-glazed windows throughout

EXTERNAL FEATURES

- Beautiful front and rear gardens that catch lots of daily sun
- Private double driveway and a large integrated garage

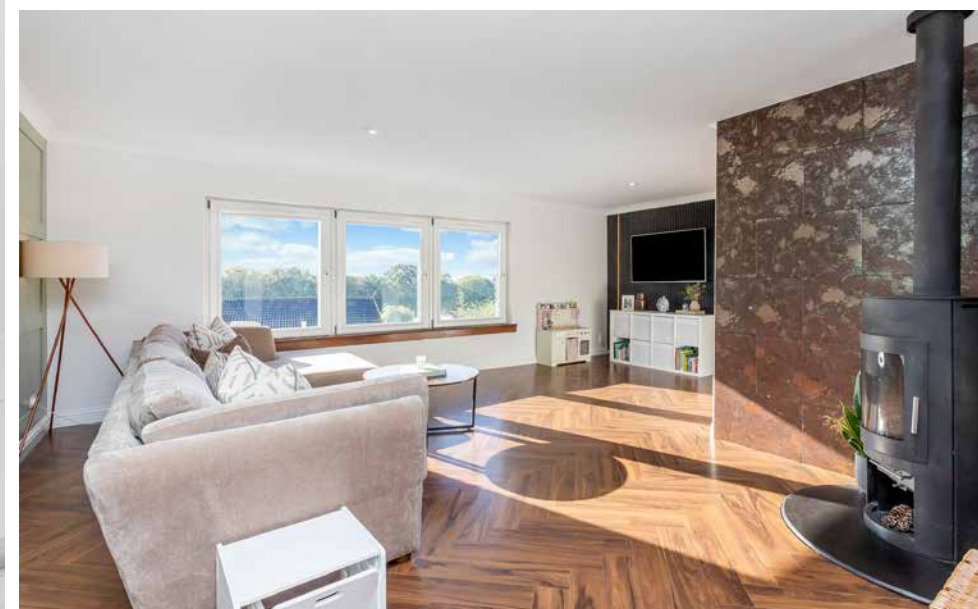
STEP INSIDE

*a family home with lots of
impressive features*

The home opens with a bright reception hall, providing understairs storage and a warm welcome. Light blue décor and white detailing enhance the airy introduction, while a wooden floor brings added texture.



STYLISH RECEPTION ROOMS

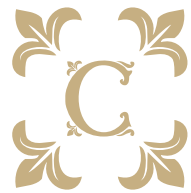


Expansive, southeast-facing living room with log-burning stove

On the first floor, the living room boasts expansive dimensions and southeast-facing windows for a cascade of all-day sun. This large space is stylishly presented too, with evocative feature walls and light olive Shaker wall panelling set against a neutral backdrop and a herringbone floor. An acoustic media wall adds to its suave aesthetic, while a log-burning stove brings the heat for those cosy winter evenings.

SPACIOUS DINING ROOM/SUNROOM

with multi-aspect glazing



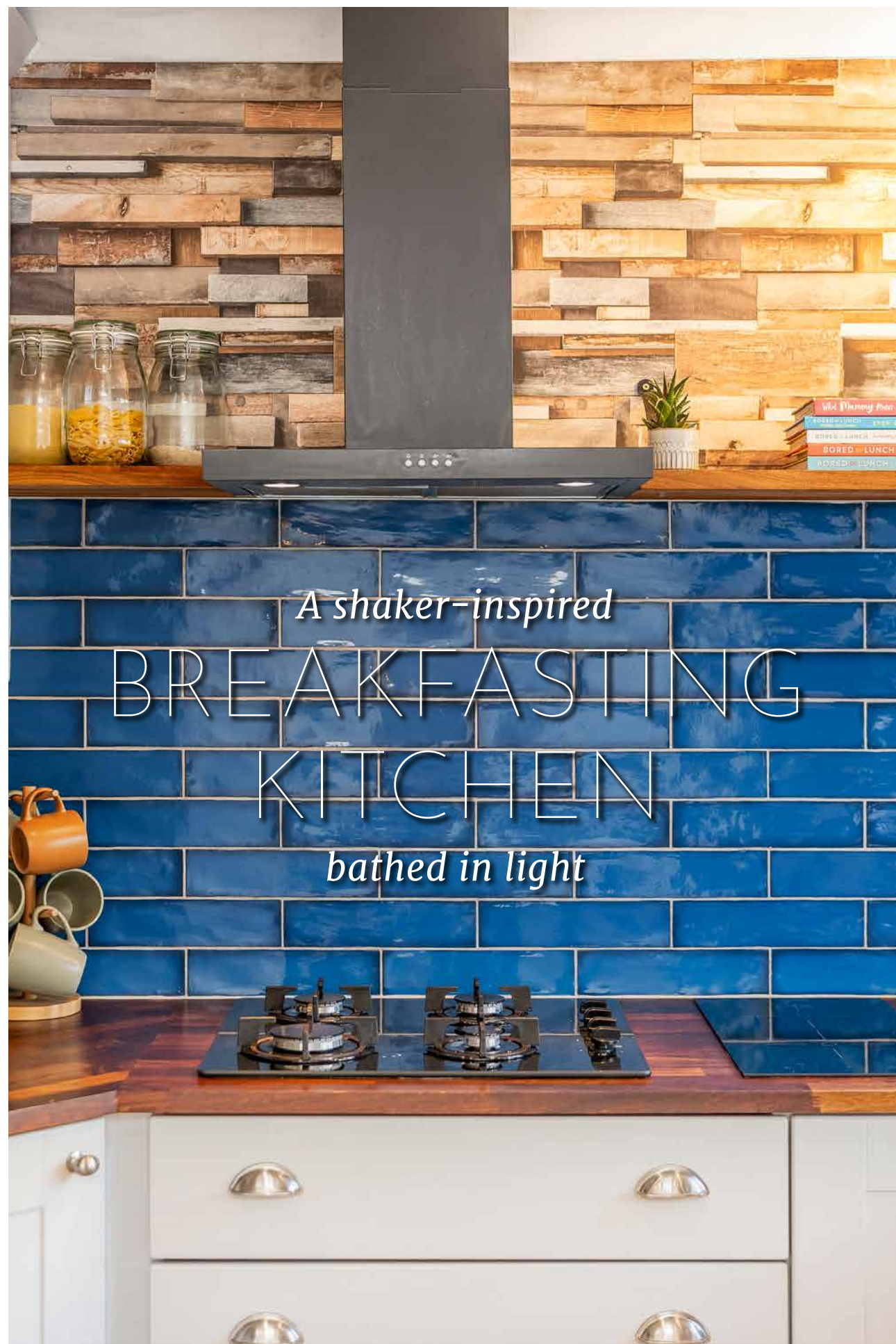
Extending off the adjacent kitchen, a dining room/sunroom enjoys a spacious footprint with multi-aspect glazing. It also flows out into the rear garden, creating a wonderful setup for summer social events.





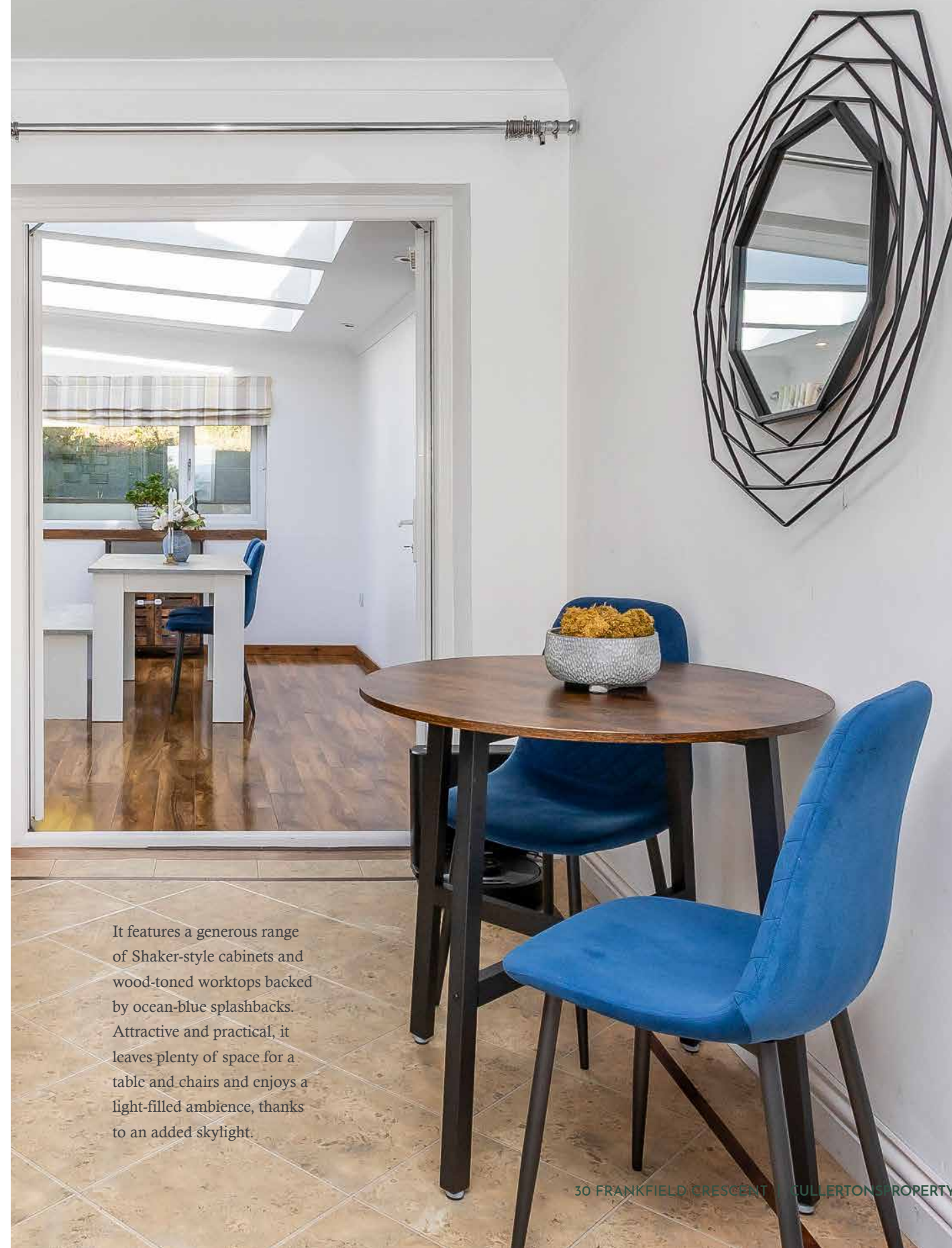
Additionally, there is a southeast-facing balcony which has spectacular elevated views. Here, you can enjoy a panorama that spans across the Firth of Forth and the iconic Forth Bridge, all the way to the capital capturing the unmistakable outline of Edinburgh Castle and Arthur's Seat.





A shaker-inspired
BREAKFASTING
KITCHEN
bathed in light

*The breakfasting kitchen is
 openly accessed from the living area*



It features a generous range of Shaker-style cabinets and wood-toned worktops backed by ocean-blue splashbacks. Attractive and practical, it leaves plenty of space for a table and chairs and enjoys a light-filled ambience, thanks to an added skylight.



Well-appointed kitchen

Integrated appliances create a sleek finish
(gas hob, electric hob, slimline extractor, double oven, and microwave).

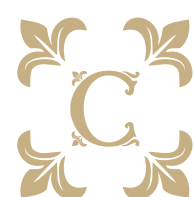
FOUR BEDROOMS

promising space and versatility

Laid with carpet, the home's four bedrooms are divided equally between the ground and first floors.



THE PRINCIPAL SUITE



At ground level, the principal suite boasts a generous double-sized footprint, as well as the luxury of a three-piece en-suite shower room with a walk-in shower enclosure. There is also a versatile single bedroom here arranged as a nursery.



*Versatile single
bedroom currently
arranged as a nursery*



The two bedrooms on the first floor are both doubles: one fitted with a wall-to-wall mirrored wardrobe, the other organised as an office to display the home's adaptability.



BATHROOM FACILITIES

on each floor

In addition to the ground-floor en-suite, there is also a first-floor family bathroom. Equipped with a three-piece suite, it features a storage-set washbasin, a toilet, and a double-ended bathtub with an overhead shower.

Gas central heating and double-glazed windows ensure a comfortable and efficient living environment all year round. A private attic (off the landing) provides further storage for seasonal belongings.





BEAUTIFUL GARDENS

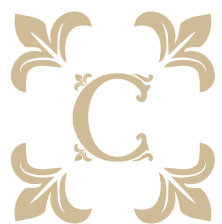
that catch lots of daily sun

A southeast-facing front garden with a neat lawn adds kerb appeal, while the enclosed rear garden forms a sociable space for unwinding and dining in the sun. Laid with timber decking and fringed by established plants, the rear garden is uniquely arranged in two tiers, with the upper section catching an abundance of sunshine and rooftop views to the Firth of Forth. It is a magical setting to spend time with friends and family.



A LARGE INTEGRATED GARAGE

Private parking for three vehicles and a large integrated garage currently set up as a gym

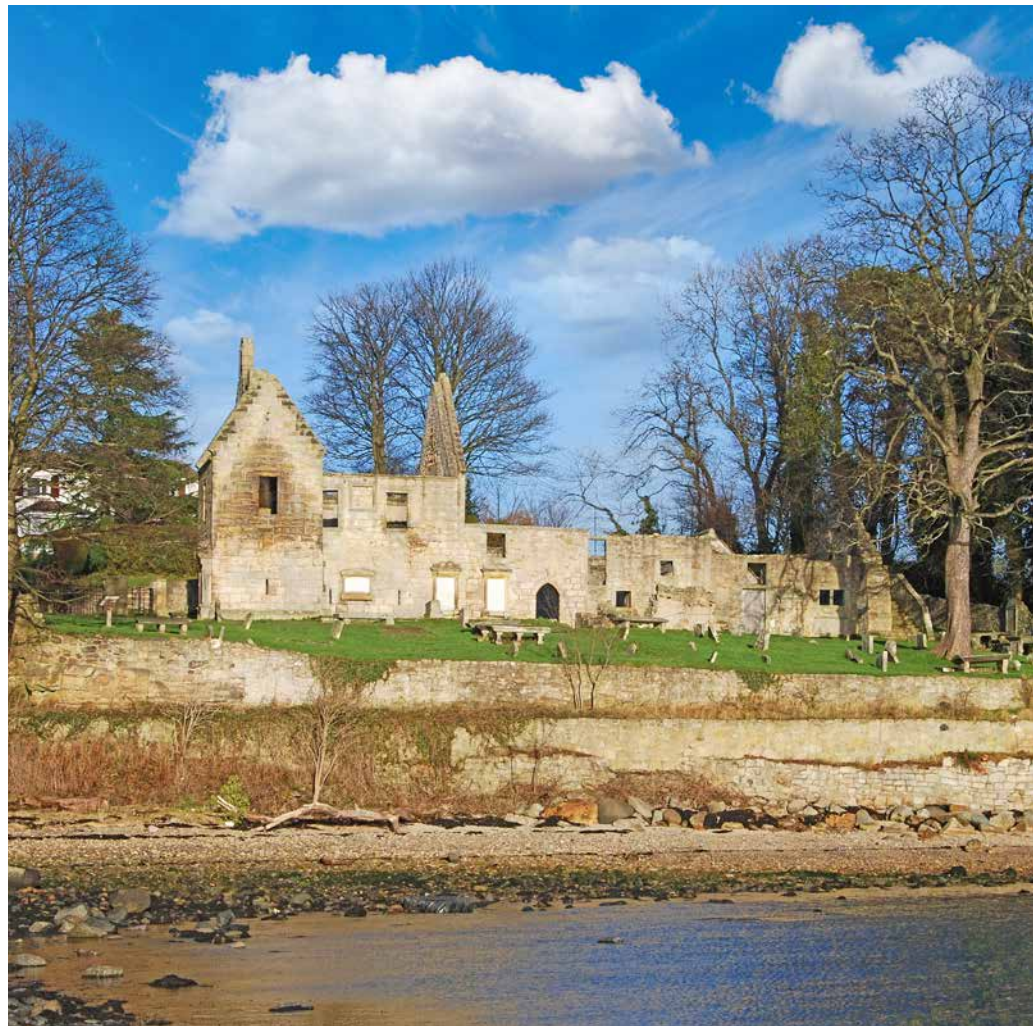


Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The living room sofa, a fridge/freezer, washing machine, and gym equipment (stored in the garage) are available by separate negotiation.

DALGETY BAY



30 Frankfield
Crescent



Dalgety Bay is fast becoming a popular town with commuters

Dalgety Bay is a peaceful coastal town on the shores of the Firth of Forth with spectacular views to Edinburgh and the famous Forth Road Bridge. Owing to its close proximity to the M90 and the Queensferry Crossing, Dalgety Bay is fast becoming a popular town with commuters. The town itself offers a wealth of amenities including supermarkets, various shops, a garden centre, and fashionable restaurants and eateries. The town is home to two primary schools, Dalgety Bay and Donibristle, whilst secondary schooling is provided nearby at Inverkeithing High School. Private schooling is also easily accessible, with a bus running from the town to the highly-regarded Dollar

Academy, whilst Edinburgh's independent schools are also within easy reach. The coastal paths hugging the Fife coast offer splendid beach walks and are a great way to wind down after a day's work. For indoor exercise, Dalgety Bay Sports & Leisure Centre offers a gym, a varied timetable of fitness classes and several outdoor sports pitches. For those who enjoy being on the open water, Dalgety Bay has its own well-regarded sailing club. Excellent road links and its own train station (offering regular trains to Edinburgh) make Dalgety Bay an ideal base for those looking for a tranquil coastal town retreat, all within easy reach of the capital.

SCHOOLS

State Schools: Dalgety Bay and Donibristle Primary Schools and Inverkeithing High School Independent schools in Edinburgh within commuting distance

CULTURE

Dalgety Bay Art Club, Inchcolm Abbey, theatres in nearby Dunfermline and Edinburgh

UNIVERSITY

The University of Edinburgh

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PEACEFUL COASTAL TOWN WITH SUPERB COMMUTER LINKS, IDYLIC SEASIDE WALKS, AND SPECTACULAR VIEWS OVER THE FIRTH OF FORTH

LOCATION



A sought-after coastal town on the shores of the Firth of Forth

TRANSPORT



Bus – 7, 87, X58

Train Station – Dalgety

Bay (1.4 miles)

Airport – Edinburgh

International (14.5 miles)



SPORTS

Dalgety Bay Sailing Club, local leisure centre, bowling club, Soccer Stars Academy, Aberdour Golf Club

FOOD & DRINK

Fashionable restaurants and eateries and traditional bars

PARKS

St. David's Bay Beach, Downing Point Beach, Aberdour Beach, Fife Coastal Path, Jubilee Park

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At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

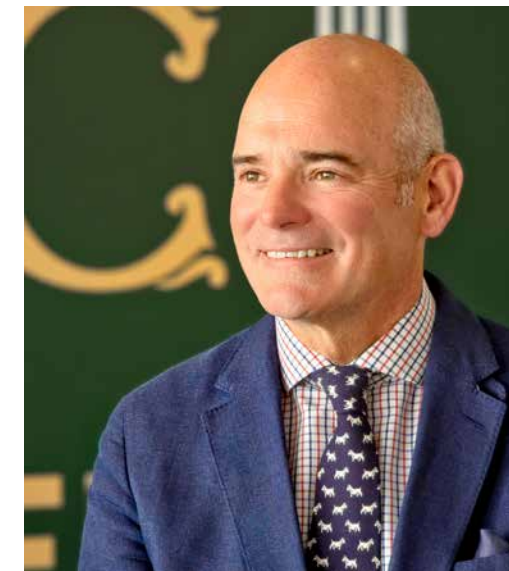
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— *Director*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

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stephen@cullertonsproperty.co.uk

— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for buying clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and The Pentlands. His ideal coffee moment is spent with the dog at his feet and a freshly brewed espresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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