

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**4 Morlich Crescent, Dalgety Bay, KY11 9UW**  
**Offers Over £154,950**



Attractive semi-detached bungalow enjoying a pleasant location within much sought-after area of Dalgety Bay. Partial views of The River Forth. Rarely available property type. Entrance Hall (Cloaks cupboard), Lounge, Kitchen, Mid Hall, Double bedroom (Built in wardrobes), Bathroom (with shower). Double glazing. Gas central heating. Neatly presented gardens to front and rear. Garage. Driveway. Neatly presented throughout. Excellent starter/retirement home. Internal viewing is a must! EPC - D. Council tax - B. Freehold.

## LOCATION

Dalgety Bay is a lovely coastal town set on the banks of the Forth, just 5 miles south of Dunfermline and a very short commute to Edinburgh. The town boasts a good selection of retail and recreational facilities including a leisure centre, schools, restaurants, takeaways, bars, sailing club, church and shop. The location of this property makes it ideally placed for commuting to Edinburgh via the A92 (A985), M90 and local train station. The Ferrytoll Park and Ride is also just a short distance off and Fife Leisure Park is also within very easy reach and features excellent facilities including a variety of restaurants, a bowling alley, a 10 screen cinema, the largest Bannatyne health club in the UK and an adventure golf complex. For those who enjoy the outdoors, the Fife Coastal Path stretches from Kincardine to Newburgh and runs through Dalgety Bay.

## PROPERTY - SRMI DETACHED VILLA

- Rarely available property type
- Partial views of River Forth
- Ideal starter home/retirement home
- Double glazing and gas central heating
- Neatly presented gardens to front and rear
- Garage and Driveway'
- Early viewing is a must!

## ACCOMMODATION

### Hall

The hall has a cloaks cupboard with sliding doors. Door to lounge.

### Lounge 4.70 m x 2.90 m / 15'5" x 9'6"

This is a good sized lounge. Door to kitchen. Door to rear hall.

### Kitchen 3.40 m x 2.04 m / 11'2" x 6'8"

The kitchen is fitted with modern floor and wall units. Door to garden. Rear

### Mid Hall

With door to bedroom and bathroom. Storage cupboard.

### Bedroom 3.40 m x 2.80 m / 11'2" x 9'2"

The main bedroom is a good sized and enjoys the benefit of a built in wardrobe. Corner storage cupboard. Rear.

### Bathroom 2.20 m x 1.70 m / 7'3" x 5'7"

Fitted with a white suite incorporating a shower set over the bath. Side.

### Gardens

There are well presented gardens to the front and rear of the property.

### GARAGE/DRIVEWAY

This property has a single garage with up n over door accessed via a slabbed and chipped driveway.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the fitted carpets and blinds together with any kitchen appliances.

### 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.





Light wood upper and lower cabinets with silver handles. A stainless steel range hood is mounted above the countertop.

COOKWORKS microwave oven built into the upper cabinets.

Electrical outlets and switches on the wall.

Four-burner gas cooktop on the countertop.

Built-in oven with a silver handle and control knobs.

Light wood drawers with silver handles.

White front-loading washing machine integrated into the cabinetry.

Window with a dark wood frame, providing a view of the outdoors.

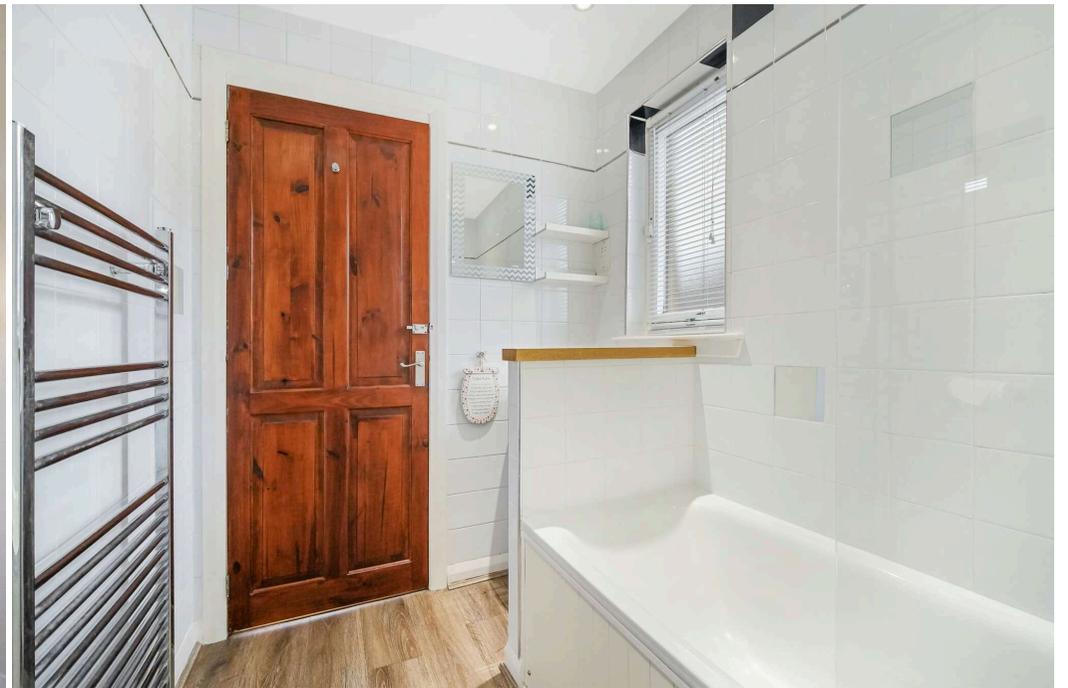
White door with a glass panel, leading outside.

Wall with white patterned wallpaper, a white radiator, and a silver handrail.

Track lighting fixture on the ceiling.

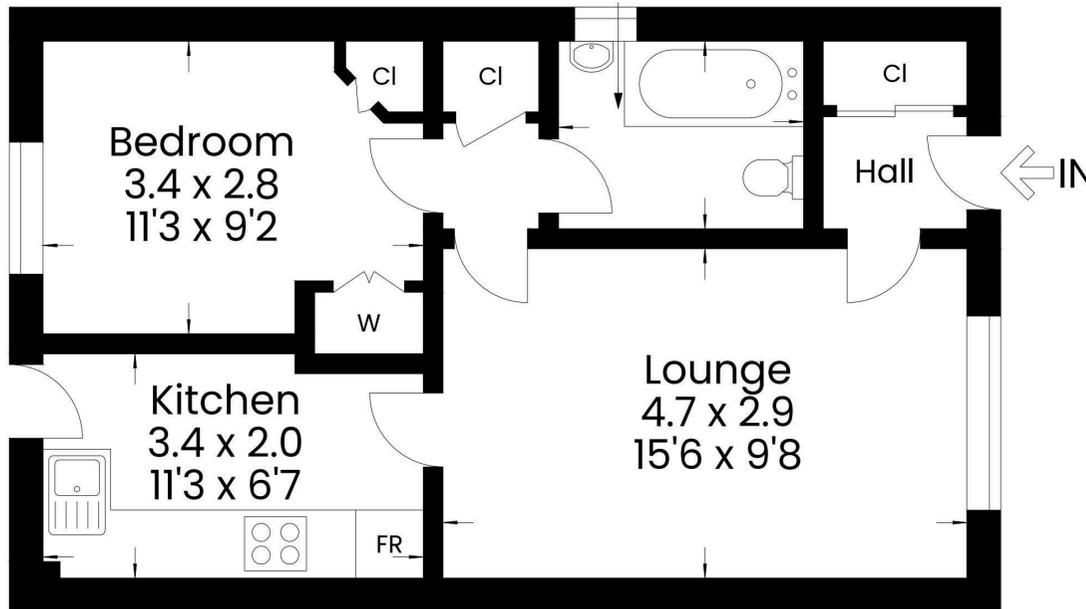








**Bathroom**  
2.2 x 1.7  
7'3 x 5'6



**vistaBee**

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)  
vistaBee 2026

**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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[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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