

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Valuers*



**20 Strathbeg Drive, Dalgety Bay, KY11 9XG**  
**Offers Over £219,950**





Attractive semi detached villa enjoying a very pleasant location within a much sought after residential estate conveniently located close to local amenities and primary schools. Entrance Hall, Lounge, Dining room, Modern fitted kitchen, 3 Bedrooms, Modern shower room. Double glazing. Gas central heating. Easy to maintain gardens to front and rear. Garage and long driveway. Neatly presented throughout. Superb family home in move in condition. Popular property type. Early viewing is recommended. EPC - C. Council tax -D. 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 area
- Well proportioned accommodation
- Well maintained
- Easy to maintain gardens
- Garage with driveway for several cars
- Upgraded kitchen and bathroom
- Excellent family home
- Early viewing is essential!

## ACCOMMODATION

### Hall 1.90 m x 1.80 m / 6'3" x 5'11"

With door leading to the lounge. Stairs to upper level.

### Lounge 4.30 m x 4.10 m / 14'1" x 13'5"

This is a lovely lounge. Understairs storage area. Door with glazed side screen leads to the dining room. Front.

### Dining Room 3.41 m x 2.52 m / 11'2" x 8'3"

This is a good sized dining room. Door to the kitchen. Rear.

### Kitchen 3.40 m x 2.42 m / 11'2" x 7'11"

This is a very stylish kitchen which has been recently refitted with modern, J-pull (Handle-less) floor and wall mounted storage units with complementary worktops and matching upstand. Door to garden.

### Landing 2.54 m x 1.90 m / 8'4" x 6'3"

With doors leading to the 3 bedrooms and Shower room. Storage cupboard.

### Bedroom 1

This is a well proportioned double bedroom, which enjoys the benefit of a full width built in wardrobe with sliding doors. Rear.

### Bedroom 2 3.70 m x 3.00 m / 12'2" x 9'10"

The second bedroom is also of good proportions. Front.

### Bedroom 3 3.10 m x 2.39 m / 10'2" x 7'10"

The third bedroom enjoys the benefit of a deep over stairs storage cupboard. Front.

### Shower Room 1.90 m x 1.81 m / 6'3" x 5'11"

This is a very stylish shower room, which has been refitted in recently years, with a modern white suite incorporating a wash hand basin set in a vanity unit with storage below. Rear.

## Gardens

There are gardens to the front and rear of the property, which have been laid in slabs and chips for ease of maintenance. Greenhouse.

## GARAGE/DRIVEWAY

There is a single garage, with light, power and an up n over door and is accessed via a driveway offering parking for several cars.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## EXTRAS

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







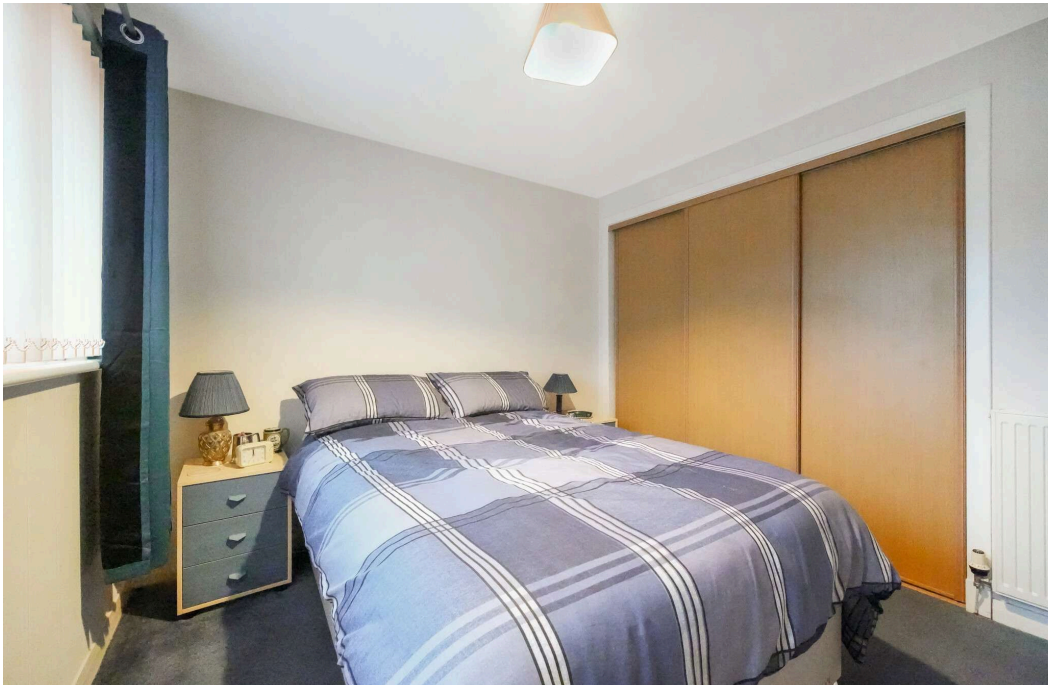
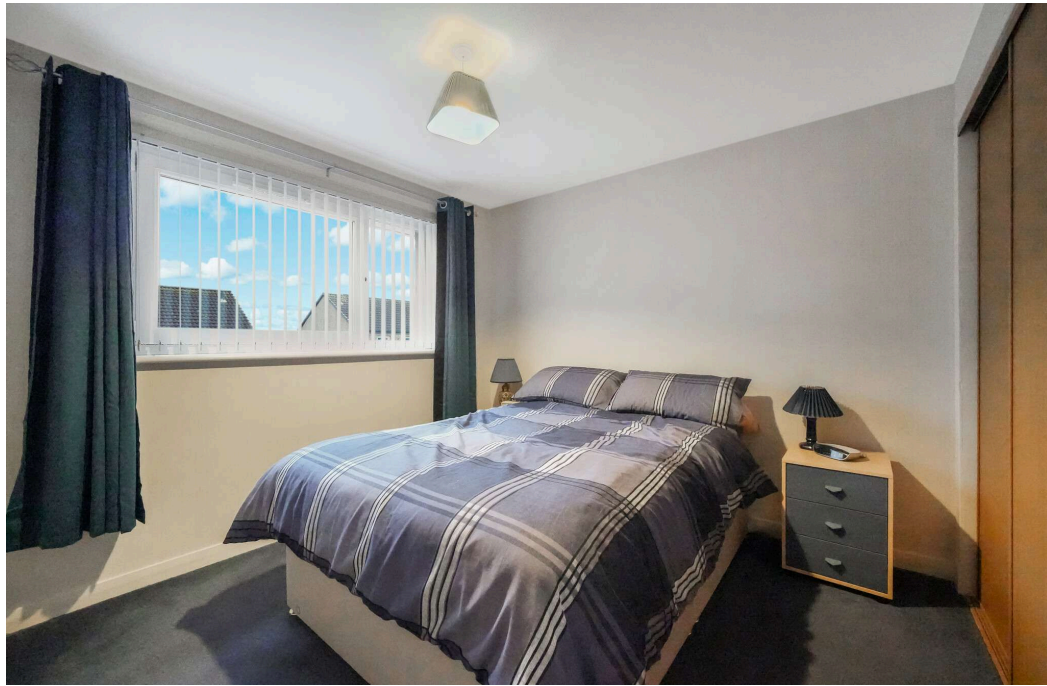
















## VIEWING

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.

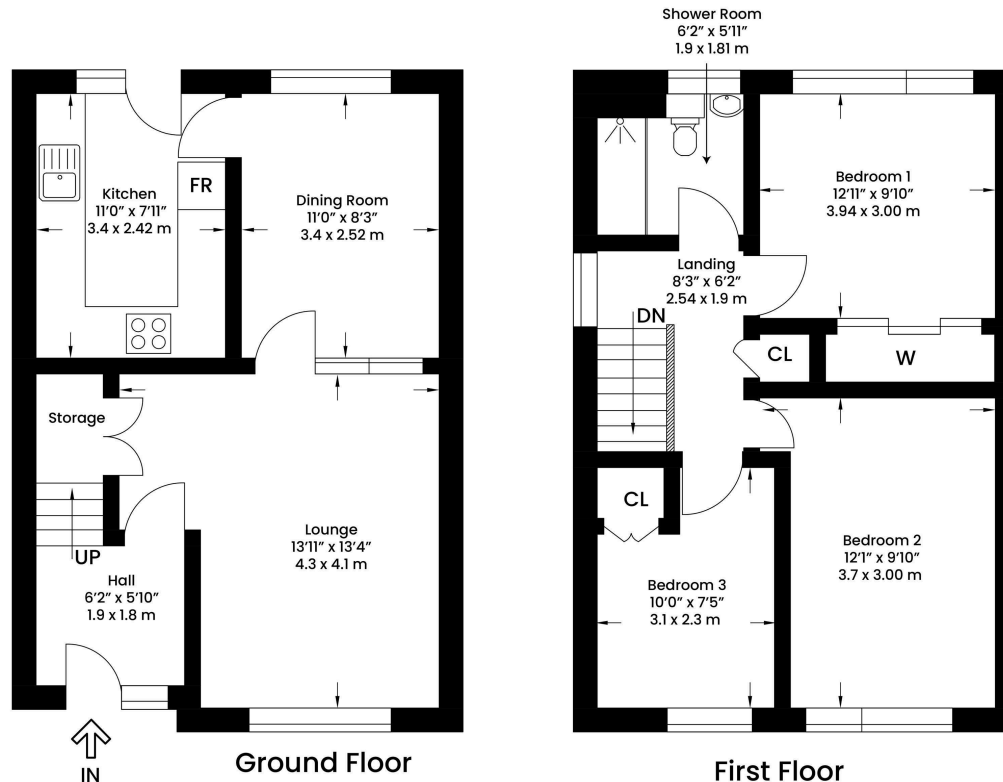
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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 10927)

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