

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



8 Hopetoun View, Dalgety Bay, KY11 9NS
Offers Over £309,000



Location Location Location - Ross & Connel are delighted to bring to the market this detached bungalow, which enjoys a superb cul-de-sac location with stunning, unrestricted views over the River Forth to Edinburgh and beyond. Entrance hall, Open plan Lounge/Dining room, Kitchen, Utility room, 3 Bedrooms, Family bathroom. Gardens to front and rear. Garage with driveway. Double glazing. Gas central heating. Requires some modernisation and upgrading. Superb potential. Ideal family/Retirement home. Good storage accommodation. Amazing opportunity to create a lovely home in the perfect location. EPC - D. Council Tax - D. Freehold.

LOCATION

Five miles South East of Dunfermline and fourteen miles from Edinburgh, Dalgety Bay is a desirable and now a well-established coastal town. Beautifully appointed on the North shore of the Firth of Forth the town has historical links dating back over 800 years. An excellent environment for commuters, family home buyers and those seeking a desirable address. Dalgety Bay is popular with young children, teenagers and adults alike. This is largely due to the prized residential setting with open country walks and coastal path (to Aberdour and beyond) and the wide range of facilities and amenities. Shopping facilities include supermarket, restaurants and bars all within a few minutes walk from this property.

PROPERTY - DETACHED BUNGALOW

- Hall
- Open plan Lounge/dining
- Kitchen
- Utility room
- 3 Bedrooms
- Bathroom
- Double glazing / Gas central heating
- Garage and driveway
- Gardens to front and rear
- Requires some modernisation and upgrading
- Great potential

ACCOMMODATION

Entrance Hall

With doors to all the apartments. Large storage cupboard.

Open Plan Living area-

This is a superb open plan living area offering a well proportioned space for modern day family living, dining and entertaining. This room is best placed to take full advantage of the stunning views of the River Forth.

Dining area 4.80 m x 3.30 m / 15'9" x 10'10"

The dining area is separated from the lounge area by 3 full width steps down. Rear.

Lounge Area 4.80 m x 3.90 m / 15'9" x 12'10"

The lounge has patio doors with glazed side panels leading to the garden. Rear.

Kitchen 3.60 m x 2.80 m / 11'10" x 9'2"

The kitchen is located to the rear of the property, therefore also enjoys the beautiful views of the River Forth. Door to garden.

Utility Room 2.70 m x 1.70 m / 8'10" x 5'7"

The utility room offers the potential to extend the kitchen, creating a large

kitchen area. Side.

Bedroom 1 4.20 m x 2.70 m / 13'9" x 8'10"

This good sized bedroom enjoys the benefit of a large built in storage cupboard, which may offer the potential for conversion into an en-suite shower room. Front.

Bedroom 2 3.20 m x 2.30 m / 10'6" x 7'7"

Front

Bedroom 3 3.20 m x 2.50 m / 10'6" x 8'2"

Front

Bathroom 1.80 m x 1.70 m / 5'11" x 5'7"

Fitted with a white suite. Side.

Gardens

There are areas of garden ground to the front and rear of the property. The front garden has been laid in chips for ease of maintenance. The rear garden, which enjoys what has to arguably be one of the best views in Dalgety Bay, has patio areas, well stocked beds and borders for general planting.

GARAGE/DRIVEWAY

There is 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, blinds and light fittings are included in the sale price.

HOME REPORT

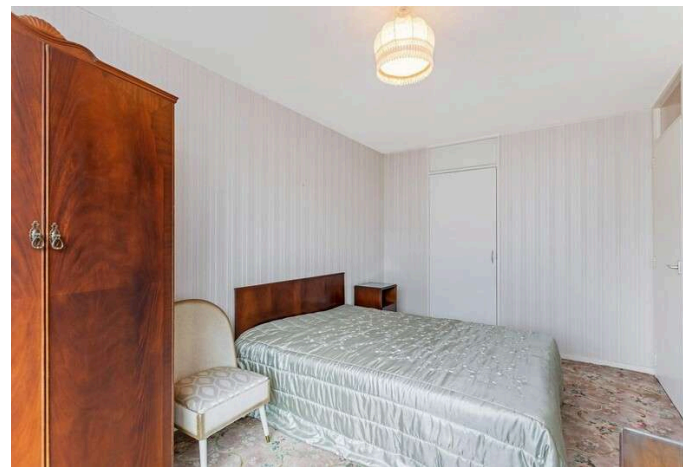
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/ Guarantees given.













VIEWING

Contact Ross & Connel on 01383 721156

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

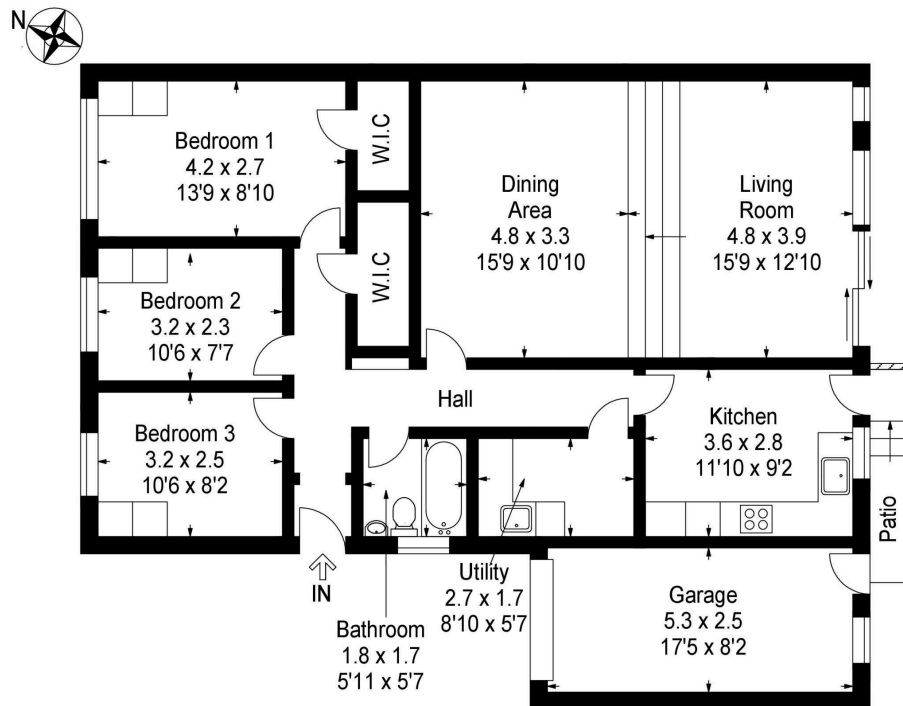
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk



VistaBee
DIGITAL CONTENT CREATION

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)

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