

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



14 Morlich Crescent, Dalgety Bay, KY11 9UW
Offers Over £174,950



Most attractive extended semi-detached bungalow enjoying a pleasant location within much sought-after area of Dalgety Bay. This well-maintained home is sure to appeal to a variety of buyers from first time buyers to downsizers. Partial views of The River Forth and Bridges. Rarely available. Entrance Hall (Cloaks cupboard), Lounge, Breakfasting kitchen, Mid Hall, Double bedroom (Built in wardrobes), Rear hall, Study, Stylish bathroom (with shower). Double glazing. Gas central heating. Neatly presented gardens to front and rear. Garden sheds. Driveway. Modern decor. Immaculately presented throughout. Internal viewing is a must!

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 - SEMI DETACHED BUNGLAOW

- Entrance Hall (Cloaks cupboard)
- Lounge
- Breakfasting kitchen
- Double bedroom (Built in wardrobes)
- Study
- Stylish bathroom (with shower)
- Double glazing
- Gas central heating
- Neatly presented gardens to front and rear
- Driveway
- Modern decor
- Immaculately presented throughout

ACCOMMODATION

Hall

Cloaks Cupboard. Door to lounge.

Lounge 3.13 m x 4.72 m / 10'3" x 15'6"

This is a lovely, bright and well proportioned lounge. Doors to kitchen and mid hall. Front.

Breakfasting Kitchen 2.07 m x 3.47 m / 6'9" x 11'5"

Fitted with modern floor and wall units. Door to rear hall. Integrated washing machine, Oven, Hob and Hood. Rear.

Mid hall

Storage/airing cupboard. Door to Bedroom and Bathroom.

Bedroom 2.62 m x 3.47 m / 8'7" x 11'5"

This double bedroom enjoys the benefit of a built in wardrobe. Patio doors to office. Side.

Bathroom 1.56 m x 2.24 m / 5'1" x 7'4"

This stylish bathroom is fitted with a modern white suite incorporating a shower set over the bath with glass shower screen. Side.

Rear Hall 1.03 m x 1.25 m / 3'5" x 4'1"

Doors to Office and garden.

Study 2.61 m x 3.17 m / 8'7" x 10'5"

This well proportioned and bright room was added to the property in recent years and was purposely built as an office, however could be used for a variety of purposes including a second public room or bedroom. Large windows to side and rear, with electric shutter blinds. Door to rear hall. Patio doors to bedroom 1.

Gardens

This property enjoys neatly presented areas of garden ground to the front and rear. Garden sheds. Bin store area.

DRIVEWAY

Tarmac driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets, blinds, fridge/freezer and tumble dryer together with the integrated kitchen appliances and garden sheds are included in the sale price. Many items of furniture may be available by separate negotiation.

HOME REPORT

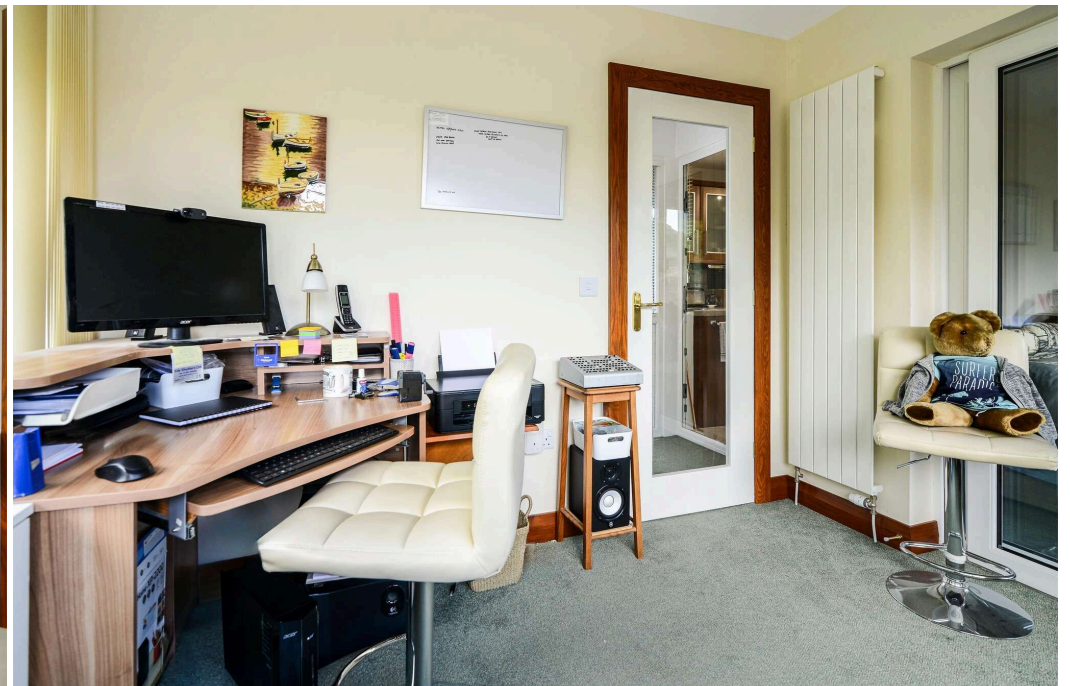
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

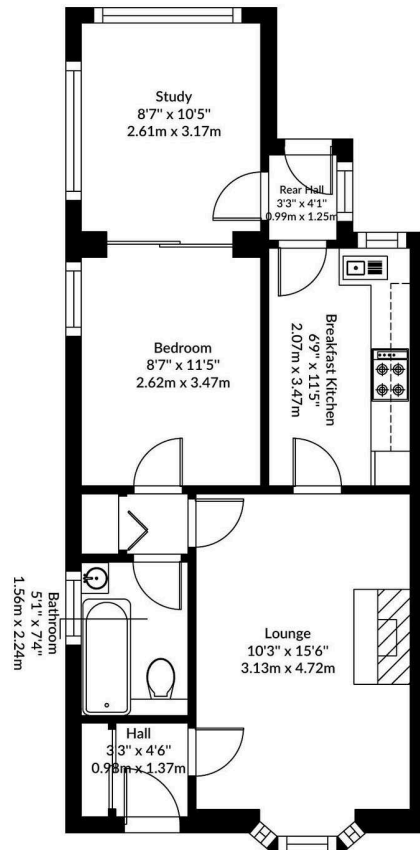












vistaBee
This plan is for layout guidance only and is not drawn to scale, unless every care is taken. In the preparation of this plan, please check all dimensions and double check before making any further plans. Also, all room dimensions are through openings/doorways to suit surface where possible or to surface indicated by arrow heads. (D 110027) November 2022

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: lsmith@ross.connel.co.uk

