

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**33 Breakers Way, Dalgety Bay, KY11 9LZ**  
Offers Over £375,000



A spacious detached villa in a highly desirable Dalgety Bay setting, this property offers generous accommodation and impressive rear views towards the Firth of Forth, the Forth Rail Bridge and beyond. The ground floor features a bright lounge, separate dining room and a conservatory, along with a well-proportioned breakfasting kitchen, a useful utility room and downstairs WC. Upstairs are 4 bedrooms, including a master with en-suite shower room, and a family bathroom. The home benefits from double glazing and gas central heating, and while some modernisation would enhance the property, it presents an excellent opportunity to create a superb family home in a great location. Externally, the property includes attractive gardens, a double garage and a double driveway, adding to its overall appeal. EPC - D. Council Tax - G. Freehold.

## LOCATION

Situated in a sought after coastal setting, this home enjoys an elevated rear outlook across the Firth of Forth towards the iconic Forth Rail Bridge. Dalgety Bay is well regarded for its family friendly environment, offering excellent local amenities, green spaces and access to the Fife Coastal Path. The area is ideal for commuters, with a nearby railway station providing direct links to Edinburgh and central Scotland, and convenient road access via the Queensferry Crossing. This combination of scenic surroundings, strong transport connections and a welcoming community makes the location particularly appealing for modern family living

## PROPERTY - DETACHED VILLA

- Much sought after location
- Most attractive views to the rear of the
- River Forth, Forth Rail Bridge and beyond
- 4 Bedrooms (3 Bedrooms enjoy the superb view)
- Downstairs WC, En-suite shower room and family bathroom
- Attractive gardens to front and Rear
- Double garage
- Double driveway
- Early viewing a must!

## ACCOMMODATION

### Entrance Hall 4.41 m x 3.02 m / 14'6" x 9'11"

A spacious hall with doors leading to the Lounge, Dining room, Kitchen and Downstairs WC. Storage cupboard. Stairs to upper level.

### WC 2.00 m x 0.85 m / 6'7" x 2'9"

Fitted with a modern white suite. Mid

### Lounge 4.24 m x 4.16 m / 13'11" x 13'8"

This is a well proportioned lounge. Patio doors leads to the conservatory. Rear.

### Conservatory 3.70 m x 2.99 m / 12'2" x 9'10"

Prospective purchasers should note that the conservatory would benefit from attention, which may include replacement or removal. Rear.

### Dining Room 3.45 m x 3.80 m / 11'4" x 12'6"

A good sized public room. Front.

### Breakfasting Kitchen 4.24 m x 3.56 m / 13'11" x 11'8"

Fitted with modern floor and wall units with complementary worktops. Door to utility room. Rear.

### Utility Room 2.33 m x 1.42 m / 7'8" x 4'8"

This is a handy area in any family home. Side.

### Landing 3.50 m x 2.17 m / 11'6" x 7'1"

A spacious, bright landing with doors to 4 bedrooms and bathroom. The view of the River Forth and Rail bridge can be enjoyed from the landing.

### Master Bedroom 4.28 m x 3.89 m / 14'1" x 12'9"

A well proportioned double bedroom. Door to en-suite shower room. Front.

### En-suite Shower room 2.39 m x 0.90 m / 7'10" x 2'11"

Fitted with a modern white suite. Side.

### Bedroom 2 4.25 m x 3.68 m / 13'11" x 12'1"

The second double bedroom is of good proportions and also enjoys the superb views. Rear.

### Bedroom 3 2.68 m x 2.67 m / 8'10" x 8'9"

Another bedroom that is best placed to take advantage of the amazing views. Rear.

### Bedroom 4 2.67 m x 1.93 m / 8'9" x 6'4"

The fourth bedroom, also has the superb view of the River Forth, to Bridges and beyond. Rear.

### Bathroom 1.89 m x 1.67 m / 6'2" x 5'6"

Fitted with a modern suite with a shower set over the bath. Side.

## Gardens

This property enjoys attractive areas of garden ground to the front and rear of the property. The larger rear garden comprise a large patio area, an area of lawn with borders for shrubbery and flowerbeds. The rear garden enjoys the view of the Rover Forth and Bridges.

## GARAGE/DRIVEWAY

There is a double garage accessed via a double driveway.

## HEATING

Gas central heating.

## GLAZING

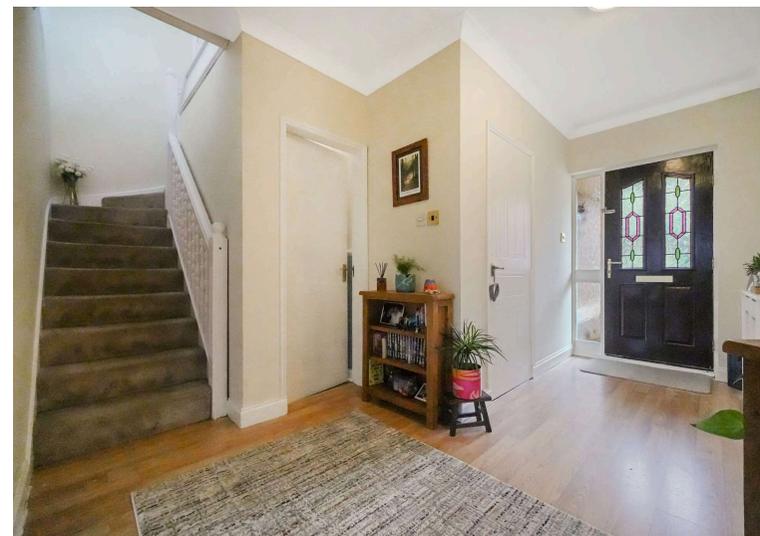
Double glazing.

## EXTRAS

All the fitted carpets and blinds 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.













## 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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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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (LD 110927)  
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