
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



11 Forth View, Dalgety Bay, KY11 9SD
Offers Over £170,000



Well proportioned mid terraced villa enjoying a very pleasant cul-de-sac location offering excellent starter accommodation. Entrance Hall, Lounge, Dining room, Kitchen, 2 Double bedrooms, Box room, Bathroom. Double glazing. Gas central heating. Requires some modernisation and upgrading. Popular area. Sought after property type. Gardens to front and rear. Ample parking to front. EPC - C. Council Tax - C. Freehold.

LOCATION

Located just five miles south east of Dunfermline and approximately fourteen miles from Edinburgh, Dalgety Bay is a highly desirable and well established coastal town. Beautifully positioned on the north shore of the Firth of Forth, the area boasts historical links spanning over 800 years.

Dalgety Bay offers an excellent environment for commuters, family home buyers, and those seeking a property in a sought after address. The town appeals to residents of all ages, from young families to teenagers and adults alike. This popularity is largely due to its attractive residential setting, which is complemented by open countryside walks and a scenic coastal path extending to Aberdour and beyond.

A wide range of local facilities and amenities further enhance the area's appeal. These include convenient shopping options such as several supermarkets, along with a selection of restaurants and bars, ensuring practical day to day living alongside leisure opportunities in an outstanding coastal setting.

PROPERTY - TERRACED VILLA

- 2 Public rooms
- 2 Double bedrooms and Box room
- Sought after area
- Views of the River Forth from the street
- Spacious accommodation
- Quiet cul-de-sac location
- Requires some modernisation and upgrading
- Great potential
- Well maintained.
- Early entry may be available
- Internal viewing is a must!

ACCOMMODATION

Entrance Hall

With doors leading to the lounge and kitchen. Stairs to upper level.

Lounge 4.00 m x 3.20 m / 13'1" x 10'6"

With door to dining room. Front.

Dining Room 2.80 m x 2.50 m / 9'2" x 8'2"

Door to garden and archway to kitchen. Rear.

Kitchen 2.80 m x 2.50 m / 9'2" x 8'2"

Rear.

Landing

Doors to 2 bedrooms, Box room and Bathroom. Storage cupboard.

Bedroom 1 4.00 m x 3.20 m / 13'1" x 10'6"

This is a great sized bedroom. Front.

Bedroom 2 3.60 m x 3.50 m / 11'10" x 11'6"

Another good sized double bedroom. Rear.

Box room 1.90 m x 1.50 m / 6'3" x 4'11"

This is a handy area. Houses gas boiler. Front.

Bathroom 1.90 m x 1.50 m / 6'3" x 4'11"

Fitted with a white suite. Rear.

Gardens

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

PARKING

There is ample on street parking to the front of the property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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

HOME REPORT

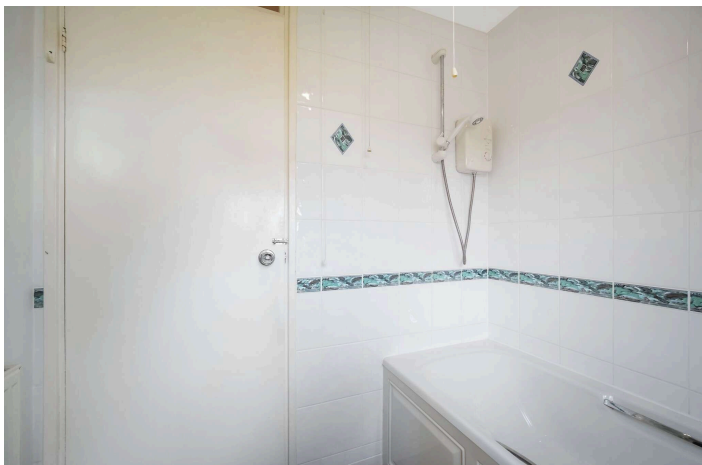
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

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 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

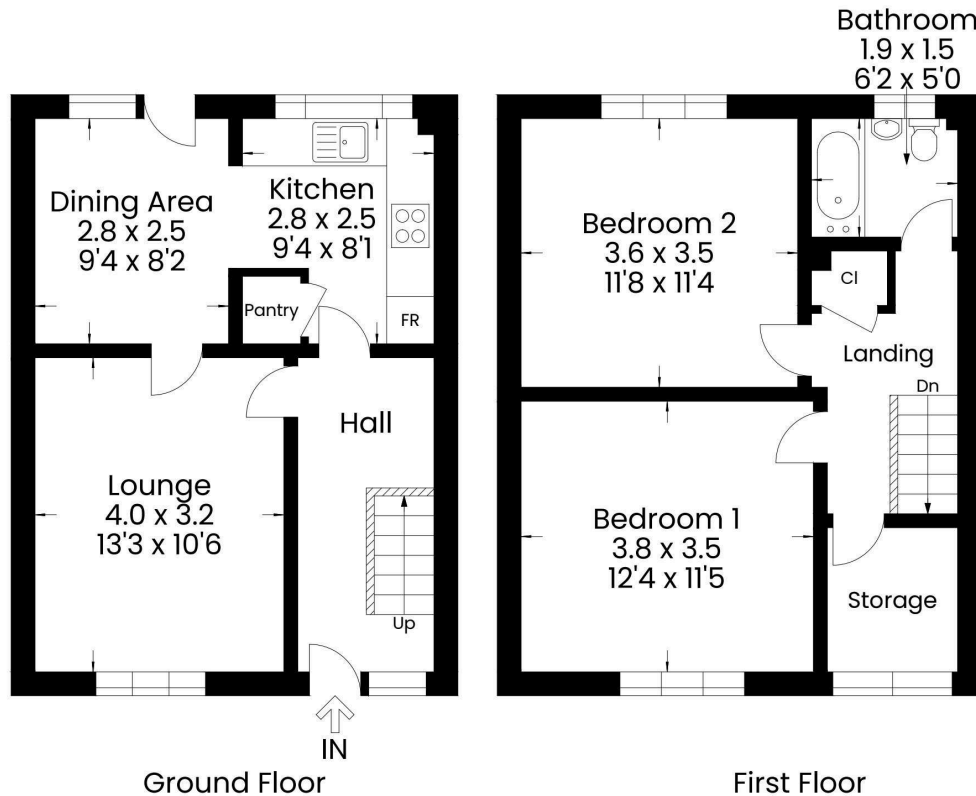
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PROPERTIES FOR SALE

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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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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