



30 Ross Avenue, Dalgety Bay, KY11 9YN
Offers Over £395,000







Occupying an enviable corner plot within desirable estate is this executive detached family villa with fully enclosed gardens offering a child and pet safe environment. The mature grounds are well maintained and stocked with trees, plants and shrubs with large patio area providing privacy and an idyllic haven. The property is offered in lovely condition and well presented throughout briefly comprising entrance hall, w.c, lounge, feature conservatory, dining kitchen, separate utility room and family room. On the upper level there are four bedrooms, all benefitting from built in wardrobes, and stylish master en-suite. The family bathroom completes this home. Access to attic. A double driveway gives access to double garage. The property has gas central heating, double glazing and solar panels making this an energy efficient home.





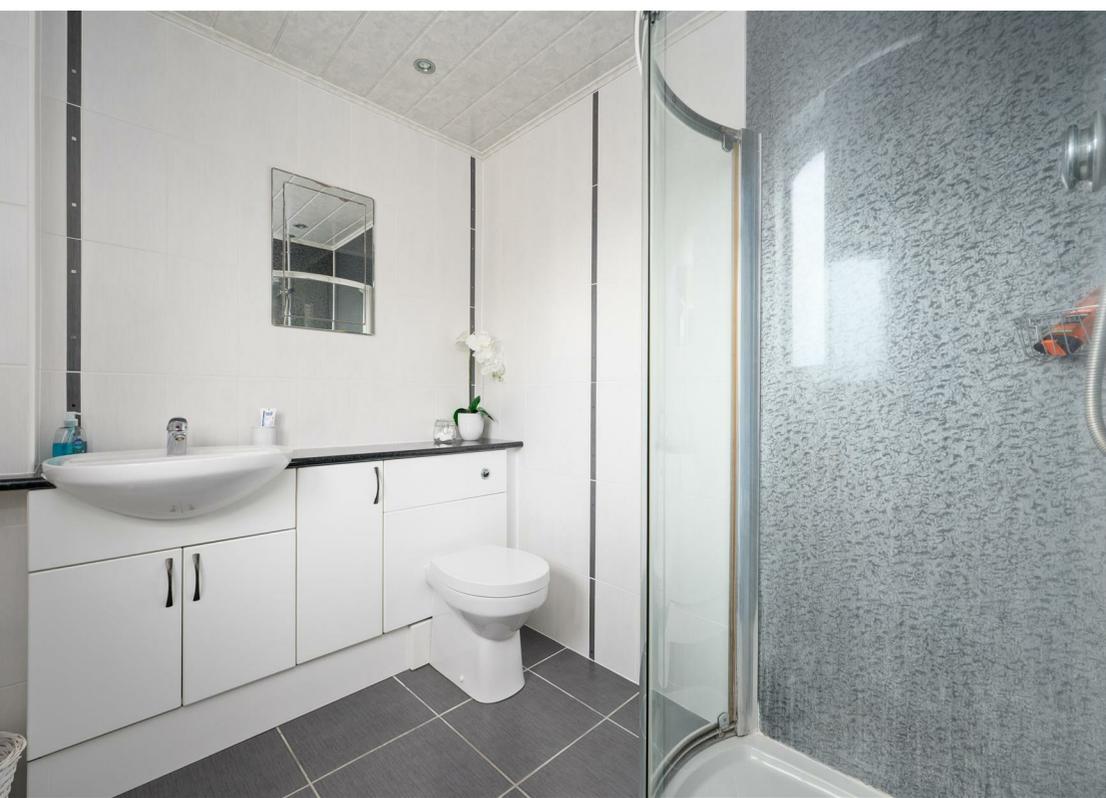
LOCATION

Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarkets, leisure centre, restaurants/ bars and primary schooling. Secondary schooling can be found in nearby Inverkeithing. Dalgety Bay is an ideal base for commuters with excellent public transport links to Edinburgh and close proximity to the A90, M90 motorway network. In addition the railway station provides regular links to Edinburgh and other neighbouring towns.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom fittings together with integrated appliances,

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





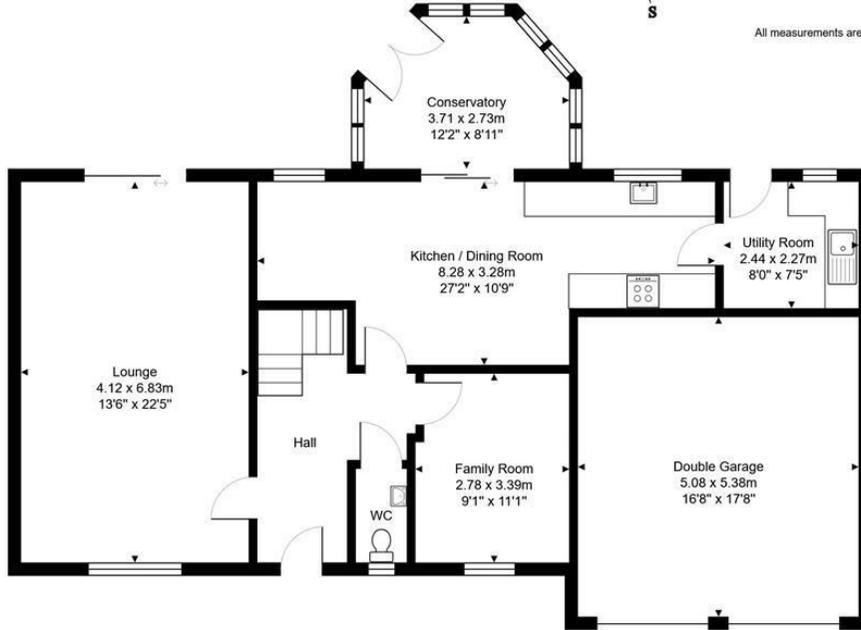


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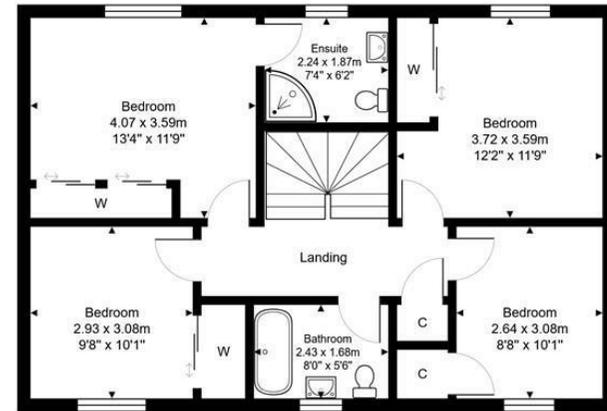
Total Area: 188.8 m² ... 2033 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.