



innes johnston
SOLICITORS

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



13 Dalgety Gardens

Dalgety Bay, Dunfermline, KY11 9LF

Offers Over £230,000



Unlock the hidden potential of this deceptively spacious semi-detached villa. Originally a three-bedroom home, this property has been significantly extended to offer a versatile, multi-generational layout rarely found in the area. Boasting downstairs lounge, dining room, kitchen, bedroom and wet room. On the upper floor you will find a second lounge with patio doors to an enclosed balcony, three further bedrooms and bathroom. The property benefits from gas central heating and double glazing. Gardens to front and rear with driveway and garage. This is more than just a renovation project—it's a chance to put your own stamp on a property within one of Fife's most sought-after coastal towns.

Consistently recognized as one of Scotland's most desirable places to live, Dalgety Bay offers an enviable lifestyle on the northern shores of the Firth of Forth. The world-renowned Fife Coastal Path winds its way through the town, offering breath taking views across the Forth toward the Edinburgh skyline. This award-winning town perfectly balances the tranquillity of coastal living with the vibrant energy of a well-connected community. Known for its picturesque scenery and "Best Kept Small Town" accolades, it provides a safe, welcoming environment that appeals to families, professionals, and those looking to enjoy a slower pace of life without sacrificing modern convenience. For the modern commuter, the town is exceptionally well-placed. Dalgety Bay's dedicated railway station sits on the Fife Circle line, offering a stress-free and scenic journey into the heart of Edinburgh in just over thirty minutes. Those who prefer to drive benefit from immediate access to the M90 motorway and the iconic Queensferry Crossing, making the commute to the capital, Perth, or Glasgow remarkably straightforward. Additionally, the nearby Ferrytoll Park & Ride provides a frequent and reliable express bus network, including direct links to Edinburgh Airport.



Entry

Entry to the property is via UPVC door with side panel, leading into the entrance hallway.

Entrance Hallway

A welcoming entry point with access to the core living areas and stairs to the upper level.

Lounge 12'9" x 11'9" (3.9 x 3.6)

Pleasant front facing room, open to the dining room.

Dining Room 9'10" x 8'10" (3.0 x 2.7)

A bright, formal space perfect for hosting, situated adjacent to the kitchen and open to the lounge for easy access. Rear facing window overlooking the garden.

Kitchen 10'5" x 9'10" (3.2 x 3.0)

A generous workspace ready for a modern transformation with rear door to garden and rear window, offering a pleasant outlook. Currently fitted with an array of base and wall units, integrated hob, oven and extractor. Cupboard with shelves.

Bedroom 9'10" x 9'10" (3 x 3)

Part of the extension, this flexible room is ideal for guests, a teenager's den, or an accessible ground-floor bedroom.

Wet Room 11'5" x 6'6" (3.5 x 2)

A spacious wet room with shower, toilet and sink, designed for accessibility, servicing the ground floor. Side facing window.

Upper Hallway

Provides access to the upper lounge, three bedrooms and bathroom. Loft hatch.

Upper Lounge With Balcony 21'11" x 9'10" (6.7 x 3)

The heart of the upper floor. A spacious, airy room featuring sliding patio door leading onto the enclosed balcony area which has ben laid with astro turf. Windows to front and rear, allowing an abundance of natural light. Such a lovely space to enjoy and to allow the outdoors in.

Bedroom 10'9" x 8'2" (3.3 x 2.5)

Rear facing double bedroom with sliding wardrobes, offering storage options.

Bedroom 13'9" x 9'2" (4.2 x 2.8)

Front facing bedroom with cupboard.

Bedroom 10'2" x 6'10" (3.10 x 2.10)

Another front facing bedroom with cupboard wardrobe.

Bathroom 8'2" x 6'6" (2.5 x 2)

Centrally located to serve the upper bedrooms, awaiting a contemporary refresh. Comprises of bath, shower, wash hand basin and sink. Cupboard which also houses the boiler.

Gas Central Heating

The property has gas central heating with the boiler located in the bathroom cupboard.

Double Glazing

Double glazing to windows and panels.

Gardens

Private garden grounds to the front and rear, offering a blank slate for landscaping. The front garden is laid to chips and offers ample parking options. The rear garden is enclosed and paved with rear access through door into the garage.

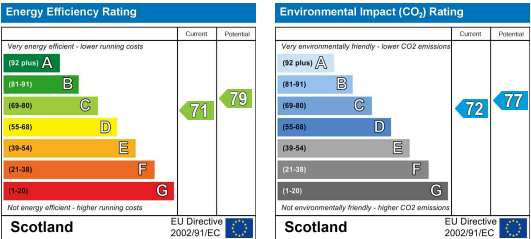
Garage

Good sized garage with up and over door. Workshop space to the rear and door into the garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.