



17 The Spinneys, Dalgety Bay, KY11 9SL  
Fixed Price £479,995







We are delighted to bring to the market this well presented extended detached villa situated in an enviable plot within a quiet cul de sac set amidst private landscaped grounds with excellent outdoor space, complimented by mature established gardens with patio area providing an idyllic haven with high levels of privacy. There are excellent schools within walking distance, direct access to the five coastal path and nearby sailing club. Rarely available the property is a credit to the present owners offered in "move-in" condition with quality fixtures and fittings throughout. The accommodation comprises : entrance hallway, spacious lounge/dining room leading to family room, kitchen, utility room, wc and bedroom on the ground floor. On the upper level there are four further bedrooms with dressing room and spacious four piece family bathroom with underfloor heating. Driveway for several vehicles leads to integrated garage and the property further benefits from double glazing and gas central heating. Essential viewing.





## 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 and light fittings together with integrated appliances.

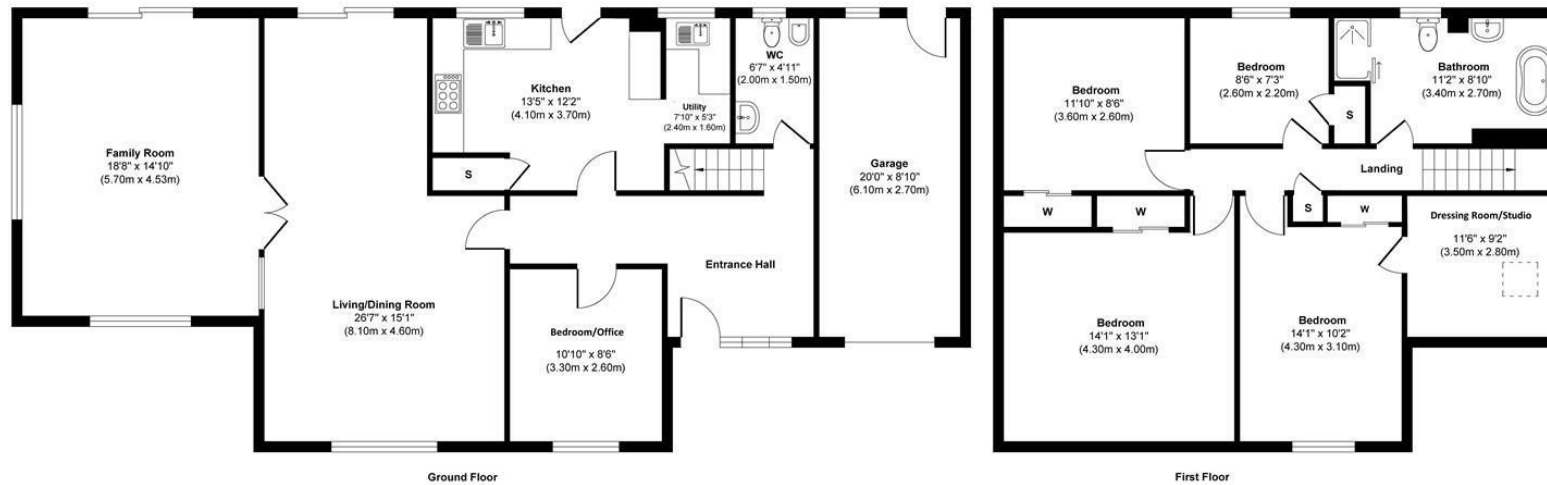
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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











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PROTECTED

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