



**Stevenson Marshall**  
Property & Law

3 West Wing, Donibristle House  
Dalgety Bay, KY11 9DG

Offers in the region of £360,000

## 3 West Wing, Donibristle House

A truly beautiful coastal setting steeped in history, this double upper apartment offers impressive accommodation over two floors, forming part of a historic A grade listed building within exclusive river side development.

There is a good internal layout which includes a large conservatory, reception hallway (with feature staircase and spindled balustrade), spacious lounge/dining area, dining room, kitchen, utility room, WC/cloaks, upper landing, three bedrooms, master en-suite and family bathroom.

Gas central heating is installed with attractive double glazed windows throughout, good storage, tasteful decor, hardwood flooring, quality carpets, flexible layout, security alarm and stunning panoramic river views.







## Room sizes and accommodation

### Conservatory

19'9 x 9'1 (6.02m x 2.77m)

### Reception hallway

### Lounge

24'5 x 12'3 (7.44m x 3.74m)

### Kitchen

12'1 x 9'0 (3.68m x 2.74m)

### Dining room

10'5 x 9'0 (3.18m x 2.75m)

### Utility room

### WC/cloaks

6'3 x 5'2 (1.92m x 1.58m)

### Upper landing

### Bedroom 1

11'2 x 9'4 (3.04m x 2.85m)

### En-suite

### Bedroom 2

10'3 x 10'1 (3.75m x 3.07m)

### Bedroom 3

10'1 x 6'10 (3.08m x 2.01m)

### Bathroom

7'6 x 6'2 (2.03m x 1.09m)

The property boasts its own private entrance and private parking for several vehicles, together with ample visitor parking to front.



## 3 West Wing, Donibristle House

Dating back to the early 18th century, only the east and west wings of the original Donibristle house remain. They are today protected by a Category A listing with attractive well established garden grounds which form part of the Earl of Moray's Estate, they offer many features such as mature trees, a host of flower beds, hedgerow, shrubs, a well-manicured lawn, drying facilities, traditional lampposts and historic/listed cast iron archway overlooking the beautiful 'secret gardens'.

Category A listing is a buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Dalgety Bay is an attractive new Town enjoying a coastal setting on the northern shores of the River Forth. Many mature trees have been retained and there are pleasant walks and small coves. For the commuter the M90 Motorway (Edinburgh/ Perth) and Railway Station (with services to Edinburgh) are located close by. A regular bus service operates close by and there are good local shops, a popular restaurant and Sports and Fitness Centre all within easy reach. Dunfermline is approximately 6 miles away

Viewing is highly recommended to fully appreciate this historic home and picturesque coastal setting. An appointment to view can be made by contacting selling Agents on 01383 721141



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

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Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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