



**Stevenson Marshall**  
Property & Law

## Little Blair House

38 Forth Crescent, Dalgety Bay, KY11 9SE

Offers in the region of £155,000

## *Little Blair House, 38 Forth Crescent, Dalgety Bay*

Little Blair House is a beautifully presented, award-winning (Runner Up in BBC Scotland's Home of the Year 2019) two-bedroom bungalow, situated in the heart of Dalgety Bay.

This charming 1970's semi-detached bungalow promises a wonderful home in a highly desirable area, with close links to Edinburgh and the surrounding areas via the local Railway Station, amenities and regular bus service.

The property offers excellent accommodation all on one level, which includes an entrance vestibule, spacious L-shaped hallway, bright dining lounge, quality conservatory, modern fitted kitchen (with feature Belfast style sink, solid oak work surfaces and induction hob and oven).

The spacious master bedroom contains a large walk-in wardrobe, with potential to convert into an en-suite or study. There is an attractive second bedroom and two large storage cupboards together with partially floored loft space, spanning the length of the property. The stylish bathroom comprises of a three-piece suite with a shower, a folding screen and large heated towel rail.







## Room sizes and accommodation

Entrance vestibule

Reception hallway

Dining lounge

5.48m x 2.98m (18'0 x 9'9)

Conservatory

3.28m x 2.72m (10'9 x 8'11)

Kitchen

2.96m x 2.25m (9'9 x 7'4)

Bedroom 1

3.46m x 2.77m (11'4 x 9'1)

Bedroom 2

2.97m x 3.07m (9'9 x 10'1)

Bathroom

1.93m x 1.81m (6'4 x 5'11)



## *Little Blair House, 38 Forth Crescent, Dalgety Bay*

Little Blair is fully double glazed with gas central heating and modern security alarm system. Ample off street parking is located to the front of the property.

The enclosed and easily maintained rear garden benefits from long periods of sunshine making it the perfect spot to relax on the raised decked area. The 6'x4' shed (included in the sale) provides the ideal storage option for garden furniture and tools. A neat open plan front garden offers pleasant outlooks, well-manicured lawn, two beautiful mature trees and chipped path to entrance door.

Viewing is recommended to fully appreciate this delightful semi-detached bungalow and the many fine features on offer.

An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



## 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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