



Stevenson Marshall
Property & Law

12 Morlich Road
Dalgety Bay, KY11 9UF

Offers in the region of £240,000

12 Morlich Road, Dalgety Bay

A bright and spacious detached villa in highly sought-after location close to excellent local amenities and within walking distance of Railway Station.

There is a flexible internal layout which includes a reception hallway, large lounge, dining kitchen (with sitting area and solid oak work surfaces), dining room/bedroom 4 (with patio doors), WC/cloaks, upper landing, three bedrooms and bathroom.

Gas central heating is installed with large double glazed windows, good storage and fresh décor throughout.





Entrance hallway

Lounge 6.10m x 4.11m (20'0 x 13'6)

Dining kitchen 6.56m x 3.38m (21'6 x 11'1)

Dining room 3.65m x 2.77m (12'0 x 9'1)

WC/Cloaks 2.13m x 1.45m (7'0 x 4'10)

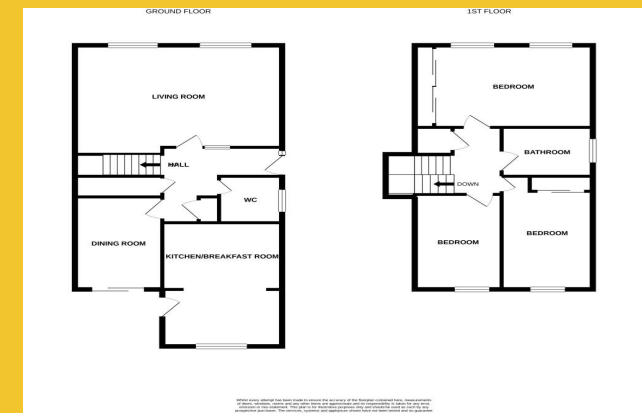
Upper landing

Bedroom 1 4.42m x 3.43m (14'6 x 11'3)

Bedroom 2 4.37m x 2.83m (14'4 x 9'3)

Bedroom 3 4.13m x 3.55m (13'7 x 11'8)

Bathroom 3.06m x 1.74m (10'0 x 5'8)



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There are generous garden grounds which are mainly laid to lawn, with number trees, shrubs, drying facilities and raised decking area. A long driveway and garage to side provide ample off street parking for several vehicles.

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 in the immediate vicinity 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: Contact Stevenson & Marshall 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.



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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