



14 Lumsdaine Drive  
Dalgety Bay, KY11 9YU

Offers in the region of £280,000

*14 Lumsdaine Drive, Dalgety Bay*

A modern detached bungalow in quiet setting with generous garden ground to front and rear.

There is a good internal layout which includes a reception hallway, feature sunken lounge (with patio doors), dining room, breakfasting kitchen, utility room, 4 bedrooms, master en-suite four piece bathroom, family bathroom and cloaks.

Gas central heating is installed with large double glazed windows, good storage and flexible layout.





## Room sizes and accommodation

Entrance hallway

Lounge: 6.05m x 5.26m (19'10 x 17'3)

Dining room: 3.67m x 3.24m (12'1 x 10'8)

Kitchen: 3.13m x 3.10m (10'3 x 10'2)

Utility room: 3.06m x 1.80m (10'1 x 5'11)

Bedroom 1: 5.10m x 4.12m (16'9 x 13'7)

En-suite bathroom: 3.20m x 2.29m (10'7 x 7'6)

Bedroom 2: 3.35m x 3.10m (11'0 x 10'2)

Bedroom 3: 3.24m x 2.60m (10'7 x 8'7)

Bedroom 4: 3.46m x 3.77m (11'4 x 12'4)

Bathroom: 3.25m x 2.29m (10'8 x 7'6)

Cloaks: 2.63m x 1.84m (8'7 x 6'1)



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The gardens are mainly laid to lawn with drying facilities to rear and timber garden shed. A driveway and double garage 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: 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.



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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