



Stevenson Marshall
Property & Law

8 Glamis Place
Dalgety Bay, KY11 9JA

Offers over £330,000

8 Glamis Place, Dalgety Bay

Rarely available, a well-proportioned detached villa in quiet cul-de-sac setting with generous garden ground and ample off-street parking.

There is a flexible internal layout which includes a large reception hallway, full length lounge/dining, dining room/study, dining kitchen, utility room, WC/cloaks, feature mezzanine level with access to bathroom and bedroom four, upper landing, master bedroom, en-suite and two further bedrooms.

Gas central heating is installed (new boiler in 2021) with double glazed windows, good storage and pleasant outlooks to front and rear. There is excellent scope for a sizeable extension (subject to planning).





Room sizes and accommodation

Entrance hallway

Lounge:- 7.82m X 4.88m (25'8 x 16'0)

Dining room/study:- 3.61m x 3.37m (11'10 x 11'1)

Dining kitchen:- 4.25m x 3.80m (13'11 x 12'6)

Utility room:- 2.56m x 1.75m (8'5 x 5'9)

WC/cloaks

Mezzanine

Bathroom:- 3.04m x 2.26m (10'0 x 7'6)

Bedroom:- 2.91m x 2.68m (9'7 x 8'10)

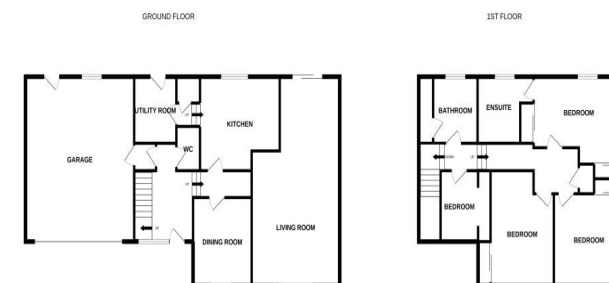
Upper landing

Master bedroom:- 4.16m x 3.42m (13'8 x 11'3)

En-suite:- 2.82m x 2.46m (9'3 x 8'1)

Bedroom 2:- 3.62m x 3.57m (11'10 x 11'9)

Bedroom 3:- 3.98m x 2.82m (13'2 x 9'3)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for information purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10.0.0

8 Glamis Place, Dalgety Bay

The most impressive garden grounds are mainly laid to lawn with numerous mature shrubs, trees and flower beds. There is a timber garden shed, generous patio area and maximum pet/child safety. The double garage and large gravel driveway 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 Dalgety Bay 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, popular restaurant and sports and fitness centre all within easy reach. Dunfermline is only 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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk