



Stevenson Marshall
Property & Law

36 Monar Court
Dalgety Bay, KY11 9XJ

Offers over £125,000

36 Monar Court, Dalgety Bay

Located within a quiet cul de sac setting, a modern mid terraced villa with private garden to front and rear.

The property boasts an excellent internal layout which includes an entrance vestibule, lounge to front (with feature staircase to upper landing), dining kitchen to rear, upper landing, two double bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage and pleasant outlooks.

Please note - the property is being sold as seen and no warranties will be given as to the working condition of any systems or appliances.

Entrance vestibule

Lounge:- 3.60 m x 3.99 m (11'9 x 13'1)

Dining kitchen:- 3.59 m x 2.32 m (11'9 x 7'7)

Upper landing

Bedroom 1:- 2.75 m x 2.75 m (9'0 x 9'0)

Bedroom 2:- 3.63 m x 2.17 m (11'11 x 7'1)

Bathroom:- 2.18m x 1.94m (7'2 x 6'4)

There are garden grounds to front and rear, with flower beds, shrubs, patio area and timber garden shed. Ample visitor and resident parking are available to front.

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, 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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