



**Stevenson Marshall**  
Property & Law

92 Glencoul Avenue  
Dalgety Bay, KY11 9XL

Offers over £145,000

## 92 Glencoul Avenue, Dalgety Bay

A well presented end terraced villa in quiet cul de sac setting with private parking and pleasant woodland aspect.

There is a good internal layout which includes an entrance vestibule, lounge (with feature open plan staircase), breakfasting kitchen, upper landing, two double bedrooms and bathroom.

Modern electric heating and double glazed windows are installed throughout with fresh décor, quality carpets and good storage.

Lounge 4.78m x 3.61m (15'8 x 11'10)

Kitchen 3.49m x 2.64m (11'5 x 8'8)

Upper landing

Bedroom 1 3.90m x 2.61m (12'10 x 8'7)

Bedroom 2 3.60m x 2.90m (11'10 x 9'6)

Bathroom 2.30m x 2.03m (7'6 x 6'8)

The property benefits from neat gardens to front and rear, which are mainly chipped for ease of maintenance. There are drying facilities provided, patio area, west facing aspect to rear, private parking space to side and ample visitor parking.

Glencoul Avenue is located close to excellent local amenities and adjacent to a small woodland. The popular coastal town of Dalgety Bay, is located 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 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](http://www.stevenson-marshall.co.uk)