



**33 THE WYND
DALGETY BAY KY11 9SJ**

Offers around £425,000

**Viewing:
Strictly by appointment,
please telephone agents on
01383 418999**

- ◆ Entrance Vestibule/Hall
- ◆ 3 Public Rooms
- ◆ Large Conservatory
- ◆ 5 Bedrooms/1 with en suite Showerroom
- ◆ Study
- ◆ Well fitted Kitchen/Breakfastroom
- ◆ Utility Room
- ◆ Family Bathroom
- ◆ Cloakroom
- ◆ Gas central heating
- ◆ Double glazing
- ◆ Extensive garden ground
- ◆ Separate Conservatory presently used as a gym
- ◆ Double garage
- ◆ E P Rating D



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General

The subject of sale comprises an impressive detached villa pleasantly located with bright southerly aspect in the delightful modern Fife town of Dalgety Bay which enjoys a picturesque coastal location on the north shore of the Firth of Forth. The town is increasingly popular due to its easy commuting distance to Edinburgh via car, public transport or railway and close proximity to the M9/M90 motorways. Local amenities include a range of shops including large supermarkets, post office, banking facilities and primary school with secondary schooling in neighbouring Inverkeithing. A range of leisure pursuits include a sports/leisure centre, sailing club and many scenic walks in and around the area, the lovely coastline only a minute's walk from the property. Dunfermline, only a short drive away, provides a more comprehensive range of shops and amenities.

This is an excellent opportunity to acquire a superb family home commanding a fine position within mature garden ground extending to approx 1/3 acre in a preferred area close to the local sailing club. The light, generously proportioned split level accommodation is convenient in layout with the particular advantage of a large Conservatory added to the rear overlooking the sizeable enclosed garden. A further benefit is the elegant sittingroom with patio doors leading onto a large sun deck with lovely sylvan outlook and steps down to the enclosed rear garden all thoughtfully designed for ease of maintenance and to provide an idyllic retreat to capture most of the day's sunshine. There is also access from the rear garden to a separate Conservatory linked to the rear of the double garage which is flexible in use - currently used by the present owner as a gym, most equipment available for sale by separate negotiation. Comfort is assured by means of gas central heating complemented by the installation of double glazed windows and the property also benefits from excellent storage facilities including fitted wardrobes, cupboards and a useful attic. A long side driveway leads to the double garage with up and over door, light and power. All fitted floor coverings and blinds are included in the sale.

Early viewing is highly recommended.

Accommodation (widest points)

Entrance Vestibule 7'6 x 3'9 (2.29 x 1.14m)

With coat hanging areas. Fitted carpet. Glazed door/side panels leading to a spacious and welcoming hallway.

Hall

With fitted carpet. Doors to Sittingroom and Study/Bedroom 5. Carpeted staircase to lower hallway.

Sittingroom 23'6 x 15'9 (7.16 x 4.8m)

An elegant public room with front facing windows and patio doors leading onto a large sun deck. Feature firesurround with electric fire. Two radiators. Fitted carpet. Downlighters.

Study 9'9 x 7'6 (2.97 x 2.29m)

A useful room with rear facing window. Fitted wardrobe with shelving and hanging rail. Radiator. Fitted carpet.

Lower Hallway

With large understairs storage cupboard. Radiator. Fitted carpet.

Diningroom 15'3 x 11'7 (4.65 x 3.53m)

A charming public room with front facing windows. Storage cupboard containing hot water tank. Radiator. Laminate flooring. Wall lights.

Family Room 12'5 x 11'3 (3.78 x 3.43m)

A well proportioned public room with rear facing window. Radiator. Fitted carpet.

Bedroom 5 11'9 x 7'11 (3.58 x 2.41m)

An attractive bedroom with front facing window. Radiator. Fitted carpet. Spotlights.

Cloakroom 7'2 x 3'2 (2.18 x 0.97m)

With washhand basin and wc. Radiator. Fitted carpet. Extractor.

Kitchen/Breakfastroom 15'8 x 11'9 (4.78 x 3.58m)

A well designed and fitted breakfasting kitchen with rear facing window. Range of matching wall/floor units incorporating display cabinets, under unit lighting and contrasting work surfaces/breakfast bar. 11/2 bowl stainless steel sink with drainer and mixer tap. Plumbed for dishwasher. Radiator. Vinyl floor covering. Extractor. Door to Utility Room.

Utility Room 11'3 x 7'1 (3.43 x 2.16m)

With rear facing window. Fitted wall/floor units and work surface. Stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Vinyl floor covering. Spotlights. Pulley. Access to central heating boiler. Glazed panelled door to Conservatory.

Conservatory 21'1 x 16'2 (6.43 x 4.93m)

A superb addition to the rear of the property overlooking the enclosed rear garden. Laminate flooring. Roller blinds. Doors to large mature enclosed garden with access to gym and double garage.

Conservatory 2/Gym 14' x 11'2 (4.27 x 3.4m)

A useful addition at the rear of the double garage - presently used as a gym but flexible in use. Wall mounted electric panel heater. Venetian blinds. Note: Some of the gym equipment may be available for sale by separate negotiation.

Upper Landing

With fitted carpet.



Master Bedroom 15'7 x 13'6 (4.75 x 4.11m)

A generous bedroom with front facing windows. Fitted wardrobes along one wall with shelving, hanging rails, drawers, dressing table area and overhead storage. Radiator. Fitted carpet. Door to en suite showerroom.

Showerroom 8'2 x 3'10 (2.49 x 1.17m)

With side facing window. Shower, washhand basin and wc. Wall tiled. Radiator. Fitted carpet. Spotlights. Extractor.

Bedroom 2 15'7 x 9'9 (4.75 x 2.97m)

A second, well proportioned bedroom with front facing window. Walk-in wardrobe with vanity area/washhand basin. Radiator. Fitted carpet.

Bedroom 3 15'7 x 9'4 (4.75 x 2.84m)

Again, a good sized bedroom with rear facing window. Fitted wardrobe with shelf and hanging rail. Radiator. Fitted carpet.

Bedroom 4 11'9 x 11'8 (3.58 x 3.56m)

A charming bedroom with rear facing window. Fitted wardrobe with shelf and hanging rail. Radiator. Fitted carpet.

Bathroom 8'3 x 7' (2.51 x 2.13m)

A stylish bathroom with side facing window. Suite comprising bath with electric shower, washhand basin with fitted units/side display and washhand basin with concealed cistern. Wall tiled. Radiator. Fitted carpet. Downlighters. Extractor.



These particulars do not form part of any contract. While every effort has been made to ensure their accuracy, the statements contained herein are not guaranteed. In particular:

- (a) measurements have been taken by a laser device and are approximate only;
- (b) services and appliances have not been tested for efficiency or safety;
- (c) no warranties are given as to the compliance with any regulations. Intending purchasers should satisfy themselves on these and other matters.

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