



**Stevenson Marshall**  
Property & Law

35 Strathbeg Drive  
Dalgety Bay, KY11 9XQ

Offers over £155,000

## 35 Strathbeg Drive, Dalgety Bay

A modern mid terraced villa in quiet setting with private parking space to rear.

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.

Gas central heating and double glazed windows are throughout with fresh décor, quality flooring and good storage.

### Room sizes and accommodation

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 is a patio area, south facing aspect and private parking space to rear.

Strathbeg Drive is located close to excellent local amenities within the popular coastal town of Dalgety Bay, 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 City Centre is only six 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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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 DX DF80 Dunfermline  
Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.