



Stevenson Marshall
Property & Law

90 Glencoul Avenue
Dalgety Bay, KY11 9YL

Offers over £165,000

90 Glencoul Avenue Dalgety Bay

Beautifully presented, a modern end terraced villa in quiet setting with ample off street parking and neat private gardens to front and 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 installed throughout. There is fresh décor, quality carpets, good storage and pleasant outlooks.

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 garden grounds enjoy a south facing aspect to rear with maximum privacy. There is a patio area, lawn section and a monoblock driveway to side provides ample off street parking. Worth highlighting is the small park to rear which is owned by number 90 Glencoul Avenue and the surrounding properties.

Glencoul Avenue 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

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