



**Stevenson Marshall**  
Property & Law

**56 Glencoul Avenue**  
Dalgety Bay, KY11 9XL

**Offers over £105,000**



## 56 Glencoul Avenue, Dalgety Bay

A modern main door ground floor flat in quiet cul de sac setting with attractive west facing gardens to rear and private parking to front.

Accommodation comprises: entrance vestibule, reception hallway, lounge, inner hallway, kitchen, double bedroom and shower room.

Gas central heating and double glazed windows are installed and the property benefits from all accommodation on one level, good storage and pleasant outlooks to rear.

### Room sizes and accommodation

Entrance vestibule 1.56m x 1.07m (5'1 x 3.5)  
Lounge 4.65m x 3.50m (15'2 x 11'0)  
Inner hallway  
Kitchen 3.90m x 1.82m (12'7 x 5'9)  
Double bedroom 3.67m x 2.66m (12'0 x 8'7)  
Shower room 2.28m x 1.70m (7'4 x 5'5)

The neat garden grounds are mainly chipped for ease of maintenance. There are pleasant outlooks over an enclosed park to rear, which is owned by number 56 and the neighbouring properties. To front, there is a small garden area, outdoor cupboard, private parking space and ample visitor parking.

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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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.