



**45 MORLICH CRESCENT, DALGETY BAY, KY11 9UW**



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Spacious 4 double bedroom semi-detached house with driveway and private, enclosed garden. Beautiful views over the Firth of Forth.

*Dalgety Bay Train Station 0.9m, Inverkeithing 2m, Rosyth 3m, Forth Road Bridge 4m, Dunfermline 6m, Kirkcaldy 11m, Edinburgh 16m, Perth 32m*

## ACCOMMODATION

Master bedroom with en-suite

3 further double bedrooms

Open plan lounge/dining  
room/kitchen

2 shower rooms with WCs

Front & rear garden

Single garage

Gas central heating

Double glazing

Council tax band: A

EPC rating: D

Home report: £215,000



**OFFERS OVER: £199,995**



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD  
Telephone: 01383 722454 Fax : 01383 621180





## SITUATION

Dalgety Bay is situated approximately 4 miles from the Forth Road Bridge with easy access for commuters to Edinburgh and the central belt via the M90 motorway. Dundee and Perth are easily accessible to the north.

The town benefits from a range of shops and amenities. There is a nursery and primary school within a 5 minute walk through a park from the house. Secondary schooling is at Inverkeithing High which lies barely a mile away on the edge of Inverkeithing. Private schooling is available at Dollar Academy for which a bus service is provided. Alternatively, there are a number of private schools in Edinburgh. Dalgety Bay & Inverkeithing train stations provide a regular service into Edinburgh and Dundee/Aberdeen to the north. The 58 Edinburgh-Kirkcaldy bus stop is round the corner from the house. Frequent bus services connect Dalgety Bay locally and nationally as well as the Park & Ride facility at Inverkeithing.

The bay was named after the original village of Dalgety, but the ruins of the 12<sup>th</sup> century St Bridget's Kirk are all that now mark the site. Most of the houses there today were built in 1962. The town stretches over several bays including Donibristle Bay and St David's Bay. The coastal path is a few minutes walk down the link from the school. There are several other parks and good sporting facilities including Dalgety Sailing Club & Clubhouse, outdoor astroturf football and an art clubhouse.

The town is a regular winner of the Best Kept Small Town title.



## **ACCOMMODATION** **GROUND FLOOR**

### **ENTRANCE HALL (W – West Facing) 8.6m x 1.15m**

Frosted partially glazed uPVC front door, alarm system, electricity consumer unit and gas box. Laminate flooring.

### **LOUNGE (W) 4.5m x 2.80m**

Sliding uPVC patio doors, curtain rail with red curtains. Laminate flooring with carpet laid over top.

### **DINING AREA 4.0m x 2.65m**

Archway through from lounge. Laminate flooring.

### **KITCHEN (N) 2.9m x 1.8m**

Hygena Classic gas oven & hob, double sink, tiled splashback. Laminate flooring. Stand-alone fridge-freezer and LG washing machine included with sale.

### **MASTER BEDROOM (N, W) 3.9m x 3.21m**

Spacious double bedroom with space to accommodate a range of free standing furniture. Wallpaper and fitted carpet.

### **EN-SUITE (E) 2.3m x 2.15m**

Corner bath with shower, WC, wash hand basin with storage cupboards underneath. Vectaire extractor fan, radiator, frosted window, tiled walls and floor.

### **INNER HALL (E) 0.78m x 2.17m**

Sliding door cupboard which also houses Worcester combi boiler. Frosted partially glazed uPVC back door.

### **BEDROOM 2 (E) 2.46m x 3.88m**

Sliding mirror door under stair cupboard, blinds. Fitted carpet.

### **SHOWER ROOM (E) 2.16m x 1.66m**

Walk in llo shower, WC, wash hand basin with storage cupboards underneath. Newlec extractor fan, frosted window, tiled walls and floor.

## **FIRST FLOOR**

### **BEDROOM 3 (N) 4.04m x 2.85m**

Velux window and fitted carpet.

### **SHOWER ROOM (E) 3.60m x 1m**

Walk in Mira Discovery shower, WC, wash hand basin. Sector extractor fan, velux windows, tiled walls and floor.

### **BEDROOM 4 (N, W, S) 2.83m x 2.87m**

Velux window, cupboard with access to roof space. Fitted carpet.

## **EXTERNAL**

Single garage with driveway, front & back enclosed gardens.



### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel. 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

### **CLOSING DATE**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### **PROPERTY MISDESCRIPTION**

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### **OFFERS**

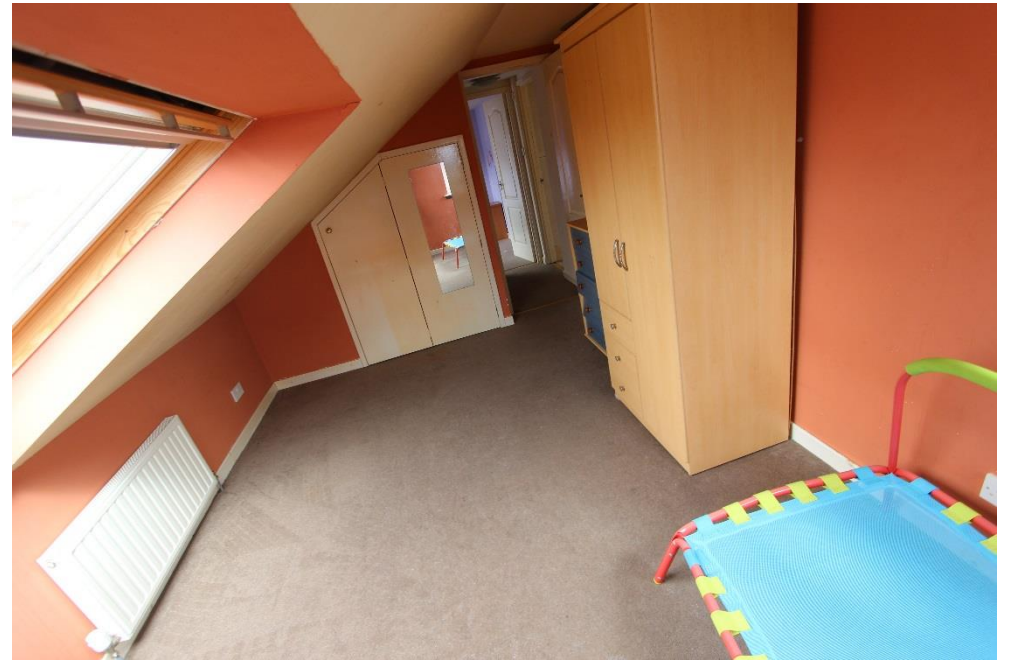
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

### **OFFICE OPENING HOURS**

Mon-Fri: 9.00-17.15  
Sat-Sun: Closed



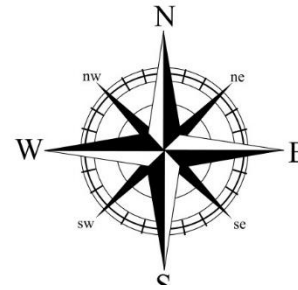
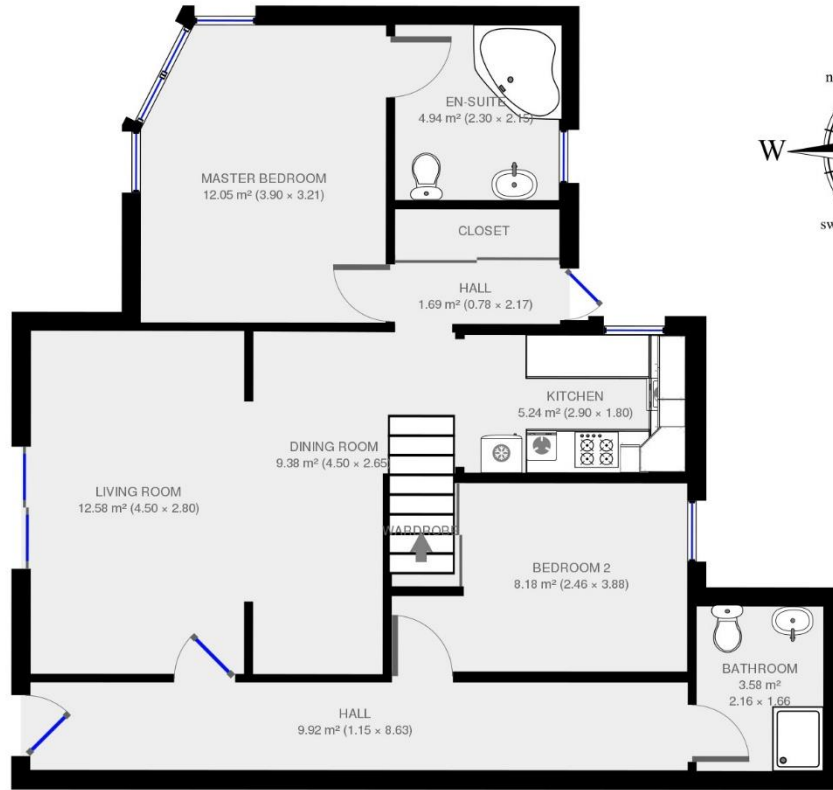




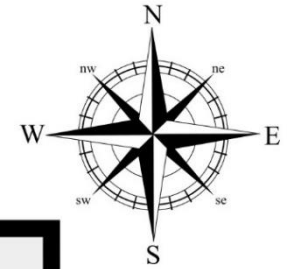
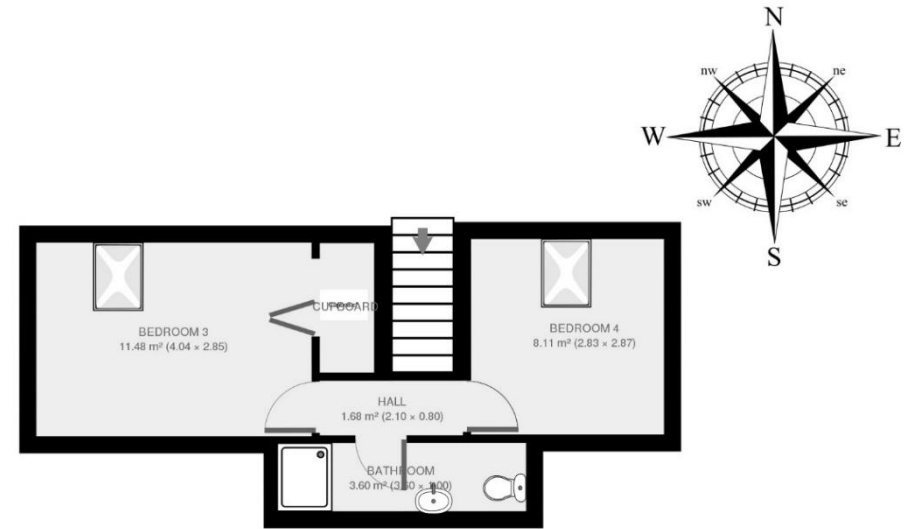






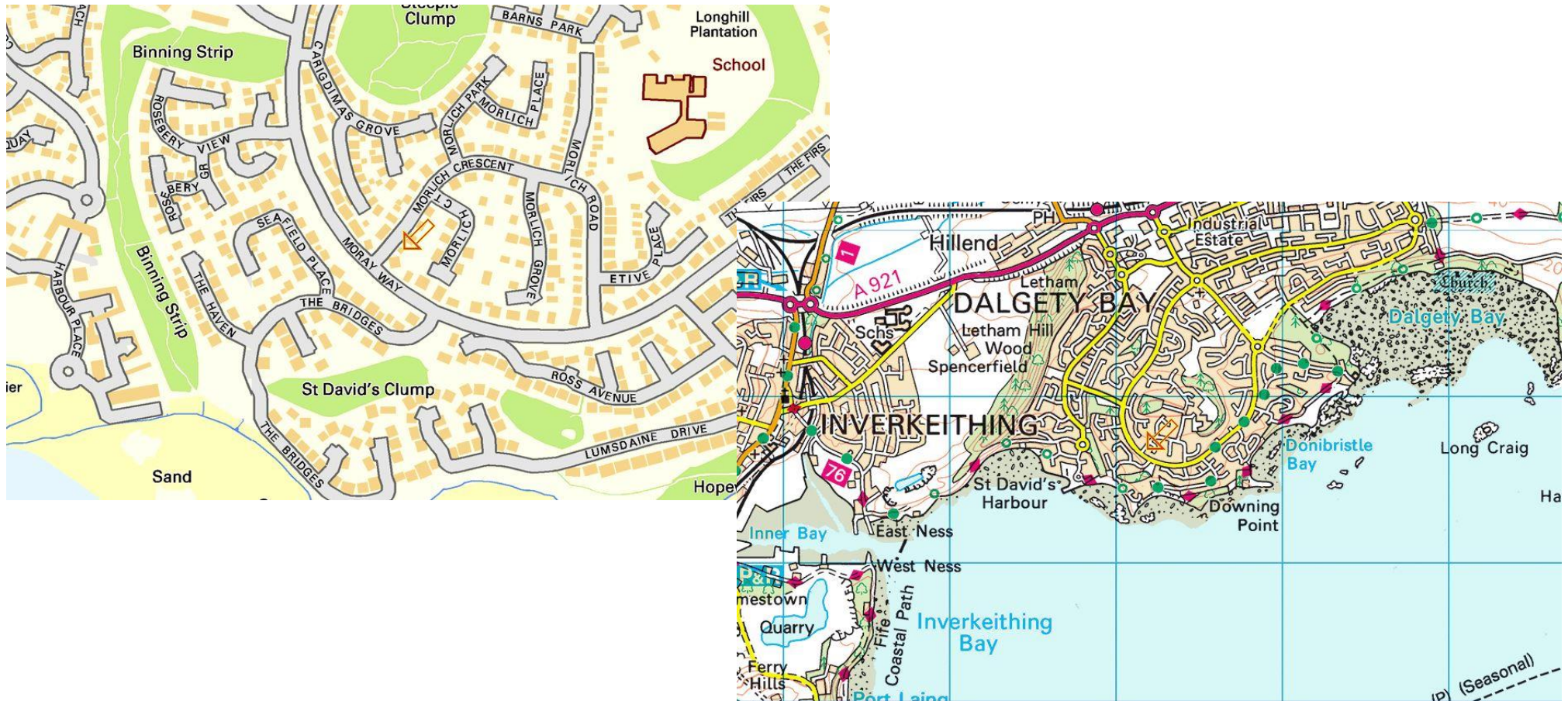


Ground Floor



First Floor





## DIRECTIONS

**From Edinburgh** proceed north up the M90 and take the junction 1 exit, A921 for Rosyth/Inverkeithing. At the roundabout take 3<sup>rd</sup> exit, A921 and continue a few hundred yards until you reach another roundabout. Go straight over, first exit and then at the roundabout immediately after take the second exit. Continue for a mile until you reach another roundabout. Turn right, third exit and continue along the road going straight over 2 roundabouts. After half a mile turn left up Link Road. And follow the road until you reach a T junction. Turn right and then Morlich Crescent is your 2<sup>nd</sup> left. The house is on the right hand side just as you turn onto Morlich Crescent.

**From Perth** proceed south down the M90 and take the junction 1 exit for Rosyth/Inverkeithing. At the bottom of the slip road, join the roundabout and take the first exit. Continue as above.