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**41 DONIBRISTLE GARDENS
DALGETY BAY
FIFE**

This exceptional Detached Villa forms part of a prestigious development within the grounds of the historic Donibristle House which is situated upon the banks of the Firth of Forth.

Entrance vestibule, reception hallway, w.c./cloakroom, formal lounge, family room, dining room, breakfasting room, kitchen, utility room, five double bedrooms, master and guest en-suites and principal bathroom.

Gas central heating and double glazing. Large gardens with sun terrace deck, mono block driveway and double integral garage.

Offers Over £440,000



GENERAL DESCRIPTION

This large detached family villa is situated within the grounds of Donibristle House and benefits from a peaceful cul-de-sac setting. Internally the property boasts a high standard of specification and offers spacious well presented accommodation which is formed over two levels. The well planned layout comprises; an entrance vestibule with door through to the reception hallway, the reception hallway has sweeping staircase to the upper floor and provides access to all downstairs apartments as well as the w.c./cloakroom. The formal lounge has windows to both the front and rear overlooking the gardens and displays a feature fireplace. The large dining room provides an ideal location for entertaining and has windows overlooking the front. The breakfasting room has bay french windows overlooking and leading out on to the rear garden and is open plan to the kitchen. The kitchen itself displays modern units with a number of appliances included in the sale price and has door through to the utility room which in turn gives access to the rear garden and garage. The upper hall provides access to all five bedrooms, the principal bathroom and a good sized family room which has windows to the front, feature fireplace and small kitchen off. All five bedrooms feature fitted wardrobes and bedrooms one and two have the added advantage of en-suites. Externally the gardens are mainly lawn with the rear garden enjoying a high degree of privacy and features a large raised decked sun terrace. To the front a mono block driveway leads to the property's double integral garage. Internal viewing is strongly recommended to fully appreciate the overall spaciousness and fine attributes of this superb family home.





SITUATION

Dalgety Bay is situated on the Fife Coastal Path providing walking or cycling to North Queensferry and Aberdour. The town benefits from its own railway halt which gives access to Edinburgh or Glenrothes. There are nursery and primary educational facilities, with secondary education located nearby. The town boasts a sports and social club, library, art club, tennis club, leisure centre and sailing club along with local shopping facilities, a garden centre and doctors surgery. The towns of Dunfermline and Kirkcaldy offer a wider variety of shops and other amenities. For the commuter, the M90 provides access to Edinburgh, Perth and Dundee.



ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

The property is gained via a solid timber door with glass panel door leading through to the reception hallway.

RECEPTION HALLWAY

The reception hallway provides access to all downstairs apartments and has an attractive sweeping staircase leading to the upper hall. Walk-in cupboard off provides excellent storage space.

W.C./CLOAKROOM

This tiled internal room features a two piece suite comprising WC and wash hand basin.

LOUNGE

23'0" x 14'0" 7.02m x 4.27m

This impressive formal lounge has twin front and rear facing windows overlooking the gardens. Focal point of the room is a feature fireplace.

DINING ROOM

16'3" x 15'10" 5.01m x 4.83m (into the bay)

This large dining room is ideal for entertaining and has broad front facing bay window with additional windows to either side.

BREAKFAST ROOM

14'4" x 10'7" 4.36m x 3.23m (at widest point)

This good sized room is open plan to the kitchen and has broad bay french windows overlooking and leading out on to the sun terrace.



KITCHEN

10'5" x 8'7" 3.18m x 2.86m

This room is open to the breakfasting room, has window to the rear and door through to the utility room. The room features modern kitchen units with worktop and sink. Included in the sale price will be the gas hob, extractor hood, electric fan assisted oven, microwave/grill, fridge freezer and dishwasher.

UTILITY ROOM

11'9" x 5'10" 3.58m x 1.78m

This room has window and glass panelled door on to the rear garden. The room features modern units, worktop, washing machine and separate tumble dryer which are included in the sale price. Displays ceiling mounted drying pulley and door leads through to the garage.

UPPER HALL

The upper hall provides access to all five bedrooms, the principal bathroom and the family room. Cupboard off and hatch to the attic.

FAMILY ROOM

16'6" x 13'5" 5.04m x 4.08m

This upper floor public room has large front facing window with additional window to the side. The room displays a feature fireplace and has a small but convenient kitchen off with window to the front and includes sink/fridge unit.



BEDROOM 1

15'9" x 10'6" 4.79m x 3.21m

The property's master bedroom has twin windows to the front. The room features a walk-in wardrobe and mirrored sliding door wardrobes which provide excellent storage space and give access to the master en-suite.

MASTER EN-SUITE

12'5" x 8'9" 3.79m x 2.66m

This spacious en-suite has window to the rear and features a five piece suite comprising; WC, bidet, twin wash hand basins and enclosed shower tray. Displays extensive tiling and heated towel rail.

BEDROOM 2

11'1" x 9'10" 3.33m x 2.98m

This ideal guest bedroom has window to the rear and features built-in wardrobes with sliding mirrored doors that also give access to the guest en-suite.

GUEST EN-SUITE

This room has window to the rear and features a three piece suite comprising; WC, wash hand basin and enclosed shower tray. Displays extensive tiling and heated towel rail.

BEDROOM 3

14'2" x 10'0" 4.36m x 3.06m

This double bedroom has twin front facing windows and features wardrobes with sliding mirrored doors.



**BEDROOM 4**

12'1" x 9'8" 3.67m x 2.96m

This double bedroom has rear facing window and features wardrobes with sliding mirrored doors.

BEDROOM 5

10'10" x 9'2" 3.24m x 2.79m

This double bedroom has rear facing window and features wardrobes with sliding mirrored doors.

BATHROOM

8'6" x 7'10" 2.94m x 2.39m

This family bathroom has window to the rear and features a four piece suite comprising; WC, wash hand basin, enclosed shower tray and bath. Displays extensive tiling and heated towel rail.

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is double glazed.

ALARM

The property is fitted with a burglar alarm.

GARDENS

To the front of the property the garden area is mainly lawn with large mono block driveway leading to the garage. To the rear the garden is again mainly lawn with mature planted areas and back on to a small private wooded section. The rear garden enjoys a high degree of privacy and features a large decked sun terrace.

**DOUBLE GARAGE**

The property benefits from having a double integral garage that is gained via electric/remote door. Lighting/power supplied and door leads through to the utility room.

ENTRY

By Arrangement.

VIEWING

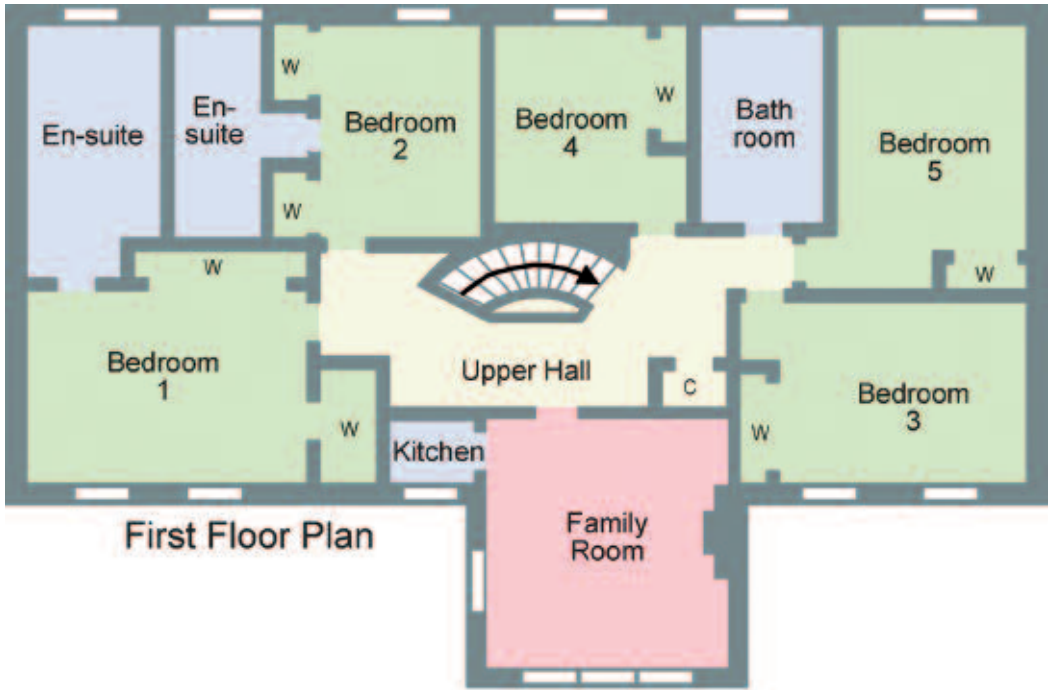
By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £440,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



First Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale

sold on style™

If you are, call us to find out more about our bespoke service.

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