

24 SEALSTRAND

DALGETY BAY, DUNFERMLINE, FIFE



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Lovely modern home with 2 balconies and terrace with outstanding views over the Firth of Forth.

Aberdour 3 miles ■ Edinburgh 17 miles ■ Dunfermline 7 miles

Offers over £795,000

- 3 reception rooms. 4 bedrooms (1 en suite). 2 bathrooms. WC.
- 2 First floor balconies with outstanding coastal views.
- Lovely garden terrace.
- Garden gate with direct access onto the Fife Coastal Path and Dalgety Bay.
- 2 Single garages with useful storage. Greenhouse.
- Highly accessible location ideal for commuting.

Galbraith

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 **OnTheMarket**





SITUATION

24 Sealstrand is a lovely modern family house quietly positioned in a highly sought after established residential area of Dalgety Bay and benefits from uninterrupted views to the south over the bay and Firth of Forth, with Edinburgh and Arthur's Seat visible on a clear day. Dalgety Bay is a thriving community with a renowned sailing club, tennis & squash club, bowling club, arts club and a calendar of community events. The village is served by three supermarkets, health centre, restaurants and further independent retailers and service providers.

Further amenities can be found in nearby Dunfermline, Kirkcaldy or Edinburgh. Perfect for the commuter the area is easily accessed via the motorway network, as well as Dalgety Bay, Aberdour and Inverkeithing Railway Stations. The property is a short driving distance from Edinburgh Airport and within about a one hour drive of Glasgow Airport. Also close by is Inverkeithing Park and Ride which has connections to Edinburgh Airport, Edinburgh, Kinross, Perth and the Highlands. State schooling is available locally with private schooling being provided at a number of Edinburgh Schools and Dollar Academy.

DESCRIPTION

24 Sealstrand is an outstanding shoreside property taking full advantage of the stunning light and views across the Firth of Forth. The ground floor offers light and airy open plan reception rooms. From the entrance hall, a wood floored dining area leads down two steps into the living room with patio doors opening onto the terrace from the living room. The feature stone chimney breast has a living flame inset gas fire. The Amtico floored kitchen boasts a breakfast bar, integral Siemens induction hob, oven with microwave and additional steam oven and warming drawer, dishwasher, a Fisher & Paykel fridge/freezer and a double sink with Quooker tap and waste disposal unit. The kitchen leads to large utility room with Bosch freezer, washing machine and drier. An internal door leads to the garage and the south facing glazed door gives onto the terrace.

The open tread staircase in the living room takes you up to the principal bedroom with balcony, an en-suite bathroom and dressing room with generous fitted cupboards. To the rear of the principal bedroom is an attic providing useful storage. Also, from the main living room leads a second



south facing sitting room through to a second small hall. Downstairs, bedroom 2 faces the sea, with doors to the terrace, and to the rear is bedroom 3 and a shower room. Up a flight of wooden stairs is bedroom 4 with a large balcony, and shower room.

Along the front of the house a stone slabbed terrace runs along its whole length and the garden is planted with colourful low maintenance mature shrubs. The beach and coastal path are directly accessed through a small gate. A small greenhouse boasts a productive grape vine. A wooden swing and two wooden garden chairs are sited to take full advantage of the views over the sea. Off the entrance hall is a door to a small wooden decked courtyard with a central fishpond.

ACCOMMODATION

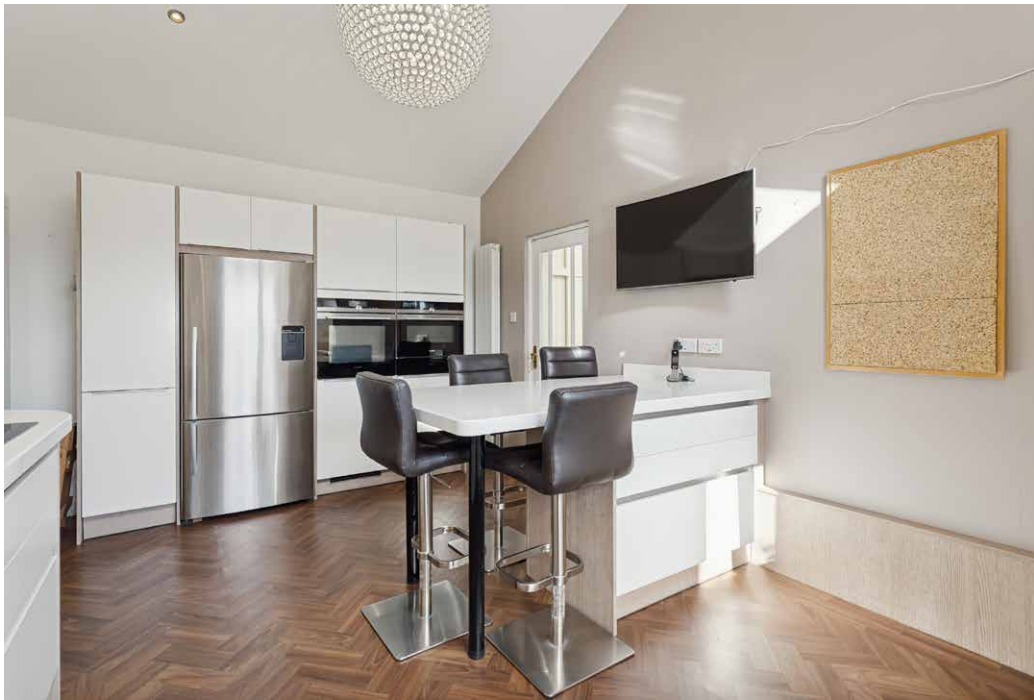
GROUND FLOOR: Entrance vestibule/hall, Open-plan living room with dining area off, further sitting room, breakfasting kitchen with utility/rear vestibule off, two bedrooms, shower room, boiler room and WC.

FIRST FLOOR: (separate levels) Principal bedroom with en-suite bathroom and dressing room off, one further bedroom and shower room. Both first floor bedrooms have external south facing balconies.

GARDEN

24 Sealstrand is approached by a monobloc parking area which leads to the integral garage. A path leads down to a small courtyard with an ornamental pond and the entrance door.

To the south side of the house, a terrace runs along the front of the house, which connects to the utility room, living room and the south facing ground floor bedroom. A small greenhouse houses a productive grape vine, and the wooden swing and garden chairs are sited to take full advantage of the views across the water. The garden is largely laid to lawn and fringed by shrubs and a semi mature Monkey Puzzle tree. A path leads down to a footgate at the base of the garden, which opens onto the Fife Coastal Path and Dalgety Bay.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains gas	Band G	C	FTTP	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From the A921 take the turning onto Western Access Road and continue over the roundabout onto Regents Way. At the next round about take the first exit onto Moray Way South and take the first turning on the right on Sealstrand. 24 Sealstrand is situated on the right-hand side a short distance towards the end of the cul de sac.

POSTCODE

KY11 9NG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

shelters.stated.curries

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

The swing and garden chair are included in sale. The bench in the garden is not included.

White goods, safe, carpets and curtains are included. Some items of furniture are available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

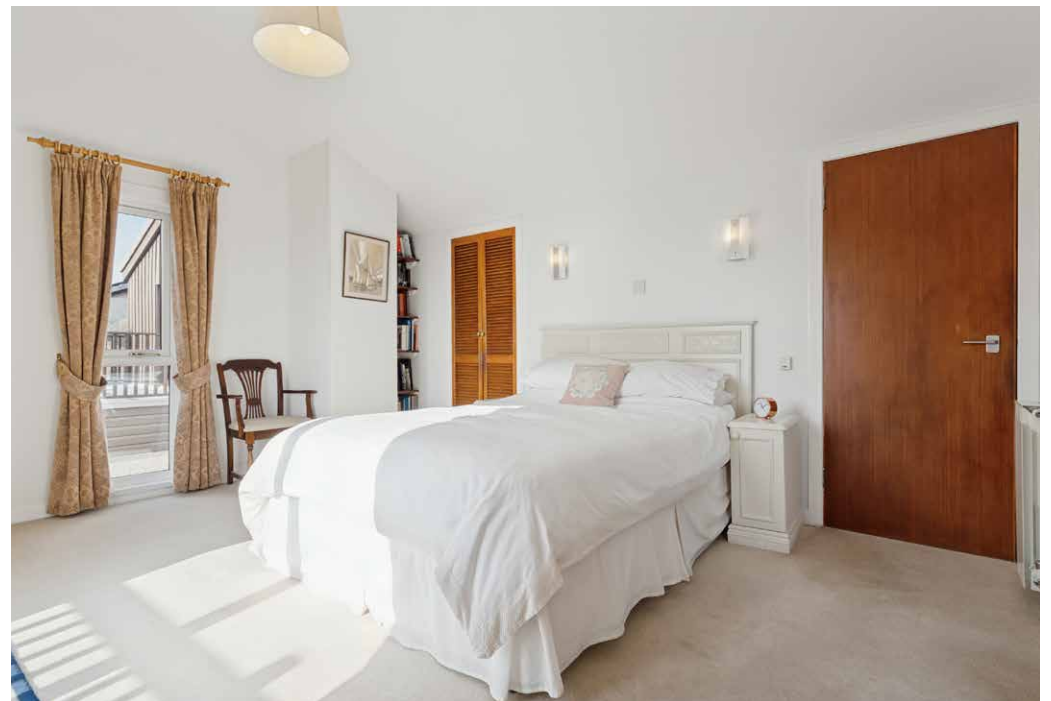
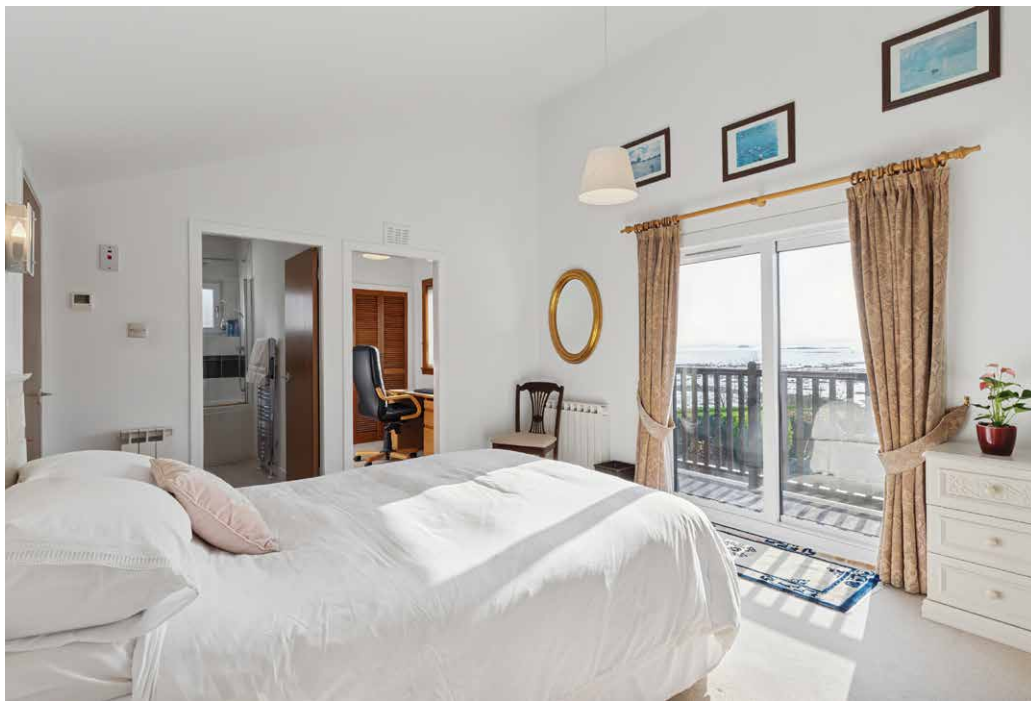
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





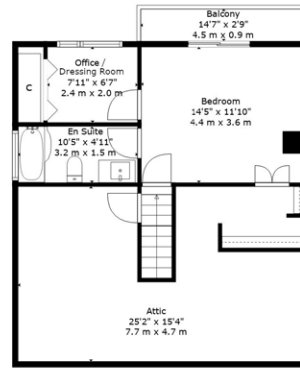


IMPORTANT NOTES

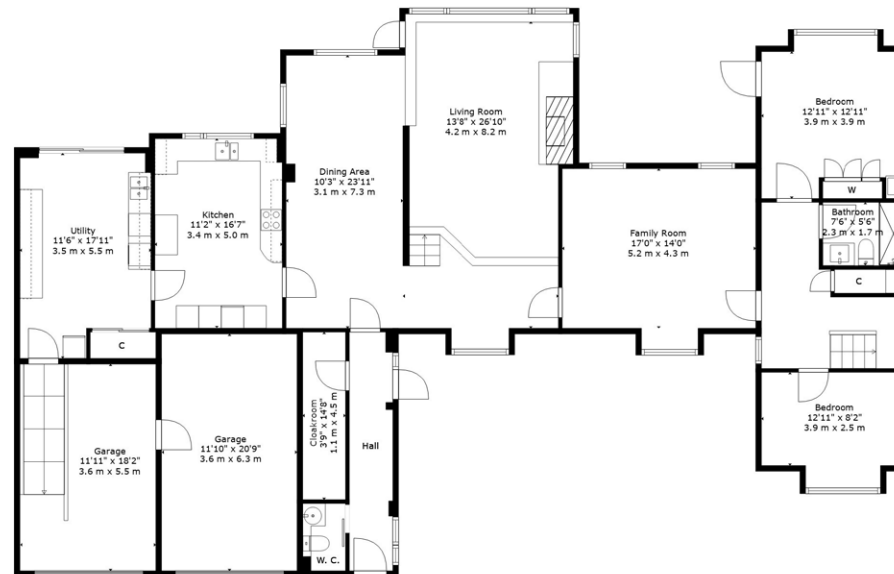
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025.







Floor 2



Floor 1

TOTAL: 2544 sq. ft, 236 m2

FLOOR 1: 1872 sq. ft, 174 m2, FLOOR 2: 672 sq. ft, 62 m2

EXCLUDED AREAS: GARAGE: 463 sq. ft, 43 m2, STORAGE: 55 sq. ft, 5 m2, BAY WINDOW: 49 sq. ft, 4 m2,
BALCONY: 186 sq. ft, 17 m2, LOW CEILING: 157 sq. ft, 15 m2, ATTIC: 201 sq. ft, 19 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>





Galbraith



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