

42 WAYFARERS DRIVE

DALGETY BAY

KY11 9GE

OFFERS OVER £135,000

**MACBETH  
CURRIE**



**BRIGHT SPACIOUS SEMI-DETACHED VILLA IN A CHILD FRIENDLY  
RESIDENTIAL ESTATE**

- Entrance Hall
- Lounge
- Fitted Kitchen/Diningroom
- 3 Generous Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating
- Double Glazing
- Drive
- Gardens to front and rear

Macbeth Currie Property, 16-18 East Port, Dunfermline KY12 7JB  
: [www.macbethcurrie.co.uk](http://www.macbethcurrie.co.uk)



**Hall:** Bright entrance hall. Staircase to the Upper floor.

**W.C Apartment:** Two piece suite with low level wc and wash hand basin.

**Lounge:** 16'3 x 9'9. A bright public room with front facing window. Light tasteful décor. Wood fireplace with electric fire and marble hearth.

**Kitchen/Breakfastroom:** 16'6 x 8'11. Well fitted with an abundance of modern wall and base units and contrasting work surfaces. White sink and drainer. Plumbed for automatic washing machine. Gas hob and built in oven. Walk-in cupboard.

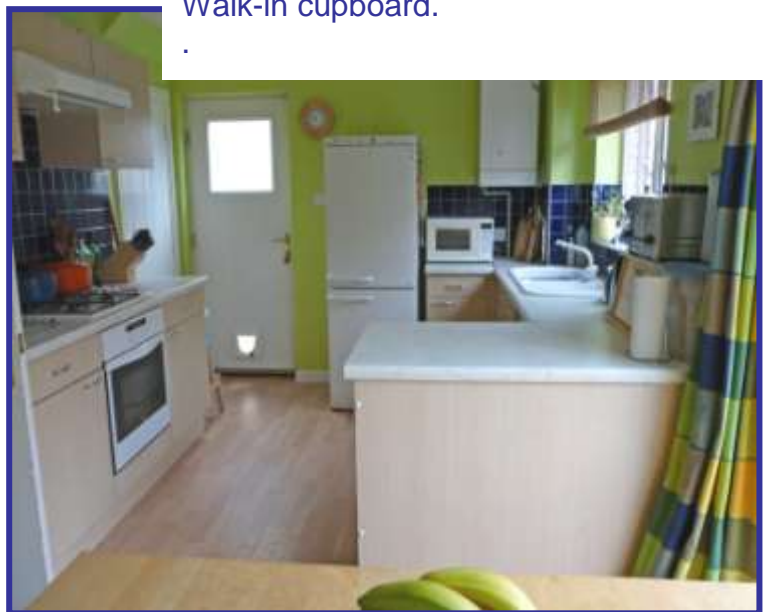
**Dining Area:** Patio doors to garden. Ample space for informal dining.

**First Floor:**

**Landing:** Access to loft space.

**Bedroom:** 14' x 8'8. Front facing window. Mirror fronted triple wardrobe providing generous clothes hanging space and shelving.

**Bedroom:** 10'2 x 9'10. Rear facing window. Mirror fronted double wardrobe providing generous clothes hanging space and shelving.



**Bedroom:** 10'2 x 7'5 Front facing window. Large cupboard over stairs.

**Bathroom:** White suite comprising bath, wash hand basin and wc. Electric shower and folding shower screen.

**Gardens:** Well maintained gardens to front and rear with lawn and colourful flower borders.



Heating: Gas central heating with radiators throughout.

Large driveway providing parking for at least two vehicles.

Price: Offers over £135,000 are invited and should be submitted to the Selling Agents.

Viewing: By appointment with the Selling Agents..



These particulars are believed to be correct but they are not guaranteed nor do they form part of any contract, express or implied. Room sizes quoted are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

### **VALUATION – HOW MUCH IS YOUR PROPERTY WORTH?**

We offer a valuation service without cost or obligation. Please feel free to contact the Property Shop on 01383-738838.

Opening hours Mon-Fri 9-5pm, Sat 9.30 – 12.30

[www.macbethcurrie.co.uk](http://www.macbethcurrie.co.uk)

# MACBETH CURRIE

Solicitors, Estate Agents  
& Financial Advisors

## OFFERS OVER £135,000

Viewings: By appointment with Macbeth Currie  
01383-738838

### FINANCIAL ADVICE

For Mortgage and Investment Advice Tel: 01383 731011  
Macbeth Currie is authorized by the Financial Services Authority



### OFFICES AT:

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