



**13 ST COLME ROAD**

*Dalgety Bay, Dunfermline, Fife, KY11 9LH*





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Stylish, contemporary living within a statement family home, set apart by elevated views and a stand-out plot extending to approximately 0.4 of an acre, with direct access onto Fife's Coastal Path.

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### Accommodation

Approximate Gross Internal Floor Area: 2508 sq ft (233.1 sq. m).

**Ground Floor:** Entrance Vestibule, Hall, Sitting Room, open-plan Kitchen/ Dining/Living Room, Family Room/Double Bedroom 4, Study/Bedroom 5, Shower Room, and Utility Room.

Integral Garden Store/Sitooterie.

**First Floor:** Landing, 3 Double Bedrooms, and Family Bathroom.

**Exterior:** Generous plot of approximately 0.4 acres, incorporating a south-facing landscaped garden with:

- A spacious lawn and a splendid, decked terrace designed with space for patio furniture, a sunken seating area trimmed by well-stocked raised beds, and an ornamental pond.
- A kitchen garden area with raised beds and a greenhouse, as well as a small orchard.
- A landscaped area for a fire pit.
- At the foot of the garden, there is a pedestrian gate leading to the Fife Coastal Path and onto St Bridget's Kirk – the remains of a pre-Reformation, medieval church. The scheduled monument is noted for its historical significance and tranquil setting, overlooking a sandy bay on the Forth.

Double Garage and Private Driveway with off-street parking for multiple vehicles.





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### Situation

The small coastal town of Dalgety Bay is situated some four miles east of the Queensferry Cross and the Forth Rail Bridge; the gateways to the Kingdom of Fife. The town has earned enduring popularity with commuters to Edinburgh, due to its attractive location on the shores of the Forth Estuary and the established transport links.

Dalgety Bay is well-served with amenities including a clutch of local shops, two superstores, a garage with a Marks and Spencer Simply Food store, and several popular local restaurants and pubs. There are also health services, a leisure centre, a nursery, and a primary school. Inverkeithing High School provides local secondary education.

The ancient Royal Burgh of Dunfermline, which was granted City status in conjunction with Queen Elizabeth II's Diamond Jubilee celebrations, lies a short distance north of Dalgety Bay. It has a wide range of services, including a shopping centre with High Street shops, as well as several retail parks and superstores. It also hosts 'Fife Leisure Park', which has a Cinema, a bowling alley, and a plethora of franchised restaurants.

Nearby, Edinburgh offers all the services and cultural attractions which you would expect from Scotland's capital. The city also hosts several well-regarded independent schools, including Cargilfield Preparatory School, the Erskine Stewart's Melville Schools and St George's School for Girls to the North West and George Watson's College and George Heriot's School to the South, some of which charter buses from Fife. Dollar Academy in Clackmannanshire also offers a dedicated bus service, with stops in Dalgety Bay.

Fife's scenic, southern coastline is known for its string of attractive towns and villages, Dalgety Bay amongst them, linked by the renowned Fife Coastal Path. Neighbouring Aberdour, as well as Limekilns and Culross to the West, all have active local communities with independent services, pubs and restaurants. Along the coast, the East Neuk, in particular, has an international reputation for links golf, with championship courses at Kingsbarns and St Andrews, the home of golf.

Dalgety Bay has prompt access to Central Scotland's arterial motorway system via Junctions 1 & 2 of the M90, providing convenient links to Edinburgh, Glasgow and Stirling, as well as to Perth and Dundee to the North. Dalgety Bay train station offers regular commuter services to Edinburgh and is on the Fife Circle Line. Inverkeithing railway station also offers mainline services to London King's Cross and Plymouth, while the Ferrytoll Park and Ride Bus station is within around 4 miles. Edinburgh airport is approximately 14 miles away by road.





### General Description

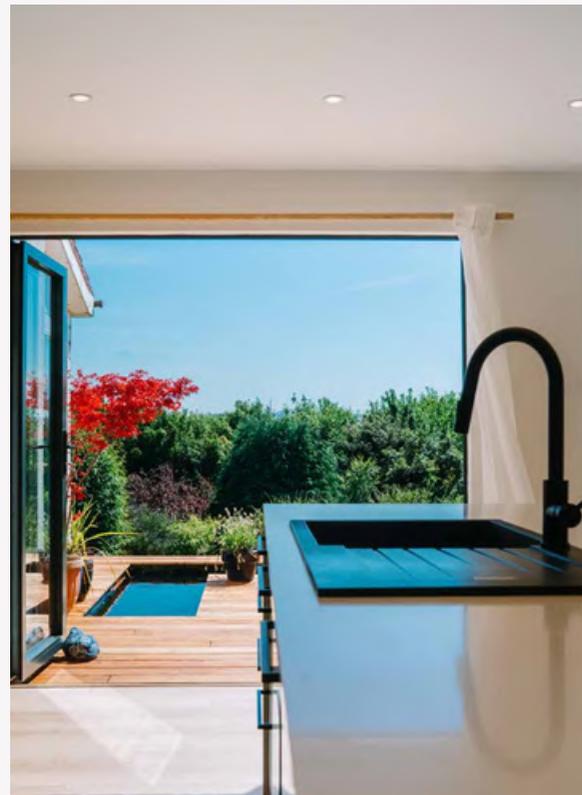
13 St Colme Road is a singular, detached home providing spacious family living accommodation, situated on a sought-after residential street in Dalgety Bay. Extending to approximately 2,508 sq. ft., the light-filled, mid-century home has been successfully reinvented in recent years and appointed to a high standard of contemporary design, aligning superbly with today's lifestyle trends. Notably, the rear garden extends to approximately 0.4 acres and features an access gate onto the Fife Coastal Path, a beloved, scenic walking route that stretches from Kincardine in the West, around the East Neuk, to Newburgh in the North.

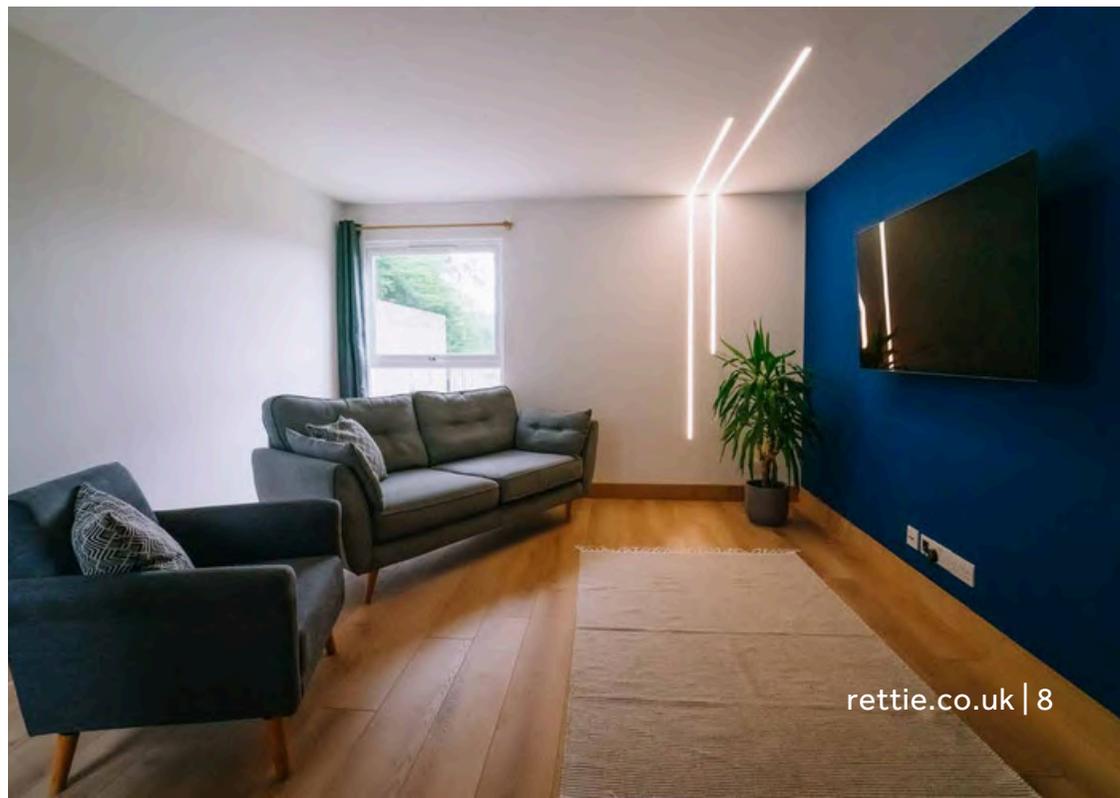
On approach, the angular façade of 13 St Colme Road is finished with crisp, white render accented by areas of timber cladding and is set beneath a pitched, tiled roof. The house is set back from the cul-de-sac beyond a neat frontage, which lends kerb appeal. Thoughtfully stocked raised beds featuring an eclectic, colourful mix of plants and shrubs, including native heather, as well as feather reed grass, palms, and lavender, trim a block paved driveway and an additional gravel car parking bay. Overall, the front of the plot provides off-street car parking for up to four vehicles.

Internally, the house has been successfully adapted to encapsulate the free-flowing, sociable living space, which is so coveted by contemporary households. Ideal for both relaxed family living and entertaining larger parties, when occasion demands, the ground floor incorporates a statement, open-plan kitchen/dining/living room, with a pair of bi-folding doors that invite out to a stunning, landscaped terrace. Both the kitchen/living space and the principal sitting room extend along the southerly elevation and have generous fenestrations, allowing for maximum enjoyment of the picturesque outlook across the expansive garden.

Curated with a keen eye for detail and design, the tastefully coordinated interior features a catalogue of elevated finishes and fittings, including a high-end kitchen with Quartz work surfaces, designer bathroom fixtures, and oak-finished internal doors, as well as quality laminate oak flooring and plush, neutral carpeting. In addition, the accommodation has been thoughtfully configured for the rigmarole of family living, providing a utility room, a double garage, and a separate sitooterie/store which opens onto the garden. Furthermore, the renovations carried out in 2020 and 2021 included whole-house floor, ceiling and wall insulation, with winter sun providing much of the required heat due to the thermal properties and orientation of the windows. The works also included full rewiring, a new Vaillant gas boiler, upgraded radiators with smart-home heating controls, new plumbing and gas installation, extensive double and triple glazing, and landscaping.

The main entrance is set within a striking timber-clad entrance porch, recently upgraded with a contemporary front door, flanked by a pair of external sconce lights. Beyond the threshold, the welcoming entrance vestibule has a glazed door that reveals the main hall, as well as a practical walk-in boiler cupboard housing the Vaillant gas boiler. The hall showcases an open-tread staircase that chimes with the mid-century modern architecture. The open-plan sitting/dining/living room is a superb, sociable reception space, which extends to approximately 8.36 meters in length and can easily accommodate both a full dining suite and lounge furniture. The contemporary kitchen is set around an island unit, incorporating a breakfast bar, and is elevated by Quartz worktops and a stylish tiled recess. Balancing visual design with technical performance, the kitchen is well-equipped with a large composite sink and draining board, as well as a range of integrated appliances, including a discrete fridge/ freezer, a dishwasher, and a statement Rangemaster cooker. The room features a pair of bi-folding doors onto a decked terrace overlooking the garden – a splendid, south-facing suntrap, which is the optimal spot for alfresco living and entertaining against the backdrop of the verdant garden. The open-plan living space also provides access to a practically positioned utility room, which houses space for white goods, and the sitooterie/garden store.





The sitting room is a generously proportioned, dual-aspect public room, decorated with neutral carpeting and featuring a trio of floor-to-ceiling picture windows, which frame the delightful outlook into the garden. It provides access to the neighbouring family room – a versatile space with windows to the front and rear of the house. It has been utilised as a secondary lounge/playroom and can easily be imagined as a double bedroom or home office.

Off the hall, there is a study or large single bedroom and a beautifully appointed shower room with: a rainfall shower in a Crittall-style enclosure; a WC; a wash hand bowl set on an oak vanity stand, and matte black fixtures and a matching heated towel rail, set against blonde wall and floor tiling.

On the first floor, the open-tread staircase rises to a bright landing with windows to the rear of the house. There are three, well-proportioned double bedrooms across the first floor, as well as a luxurious family bathroom. Two of the bedrooms feature contemporary Juliet balconies, with glass balustrades and triple-glazed doors providing an uninterrupted outlook over the garden, through the tree canopy of the neighbouring woodland, and, foliage permitting, across the Firth of Forth. The elevated views are a notable feature of all the first-floor rooms and, subject to the season, capture the coastal estuary and Edinburgh's iconic skyline, set against the backdrop of the distant Pentland Hills.

The family bathroom has been finished to afford indulgence and showcases a freestanding bathtub, complete with an elegant swanneck mixer tap, positioned at the foot of a tall window framing the outlook to the South. It also has a large walk-in rainfall shower, a WC, a heated towel rail, and a contemporary wash-hand basin set on an oak vanity unit.

#### Exterior

The garden at 13 St Colme Road sweeps away from the house to the South, falling gently in terraces towards the coastline. Its position affords it a high level of privacy, and, significantly, the tall timber boundary fence at the bottom of the garden features a pedestrian gate, providing direct access to the Fife Coastal Path.

The garden has been landscaped and planted with enthusiasm and diligently maintained to provide a wonderful environment. The plantings are diverse and feature an abundance of flowering plants, shrubs, and specimen trees, affording year-round colour and interest. Beyond the spacious, south-facing lawn by the house, a pathway meanders the length of the garden, leading to the garden's various pockets, which include a kitchen garden area with raised beds, an orchard area with a variety of fruit trees, a greenhouse, and a secluded firepit area.

Stretching across the southerly elevation of the house, there is a spacious timber decking area, which can be accessed directly from two sets of bi-folding doors off the open-plan kitchen/living room. It has been stylishly landscaped with raised beds, built-in bench seating, and an ornamental pond. Appended to the West of the house, there is an integral garden store or sitooterie, with double timber doors out onto the garden, which can serve as an outdoor kitchen or workshop space.









## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation, the property's postcode is KY11 9LH

### Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains electricity, water, drainage, and gas. Valliant Gas Boiler powers central heating and hot water systems.

### Council Tax Band

G

### EPC Rating

Band C

### Special Note

The interior photographs within the brochure, as well as a selection of the exterior images, date to 2022.

### Tenure

Freehold

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

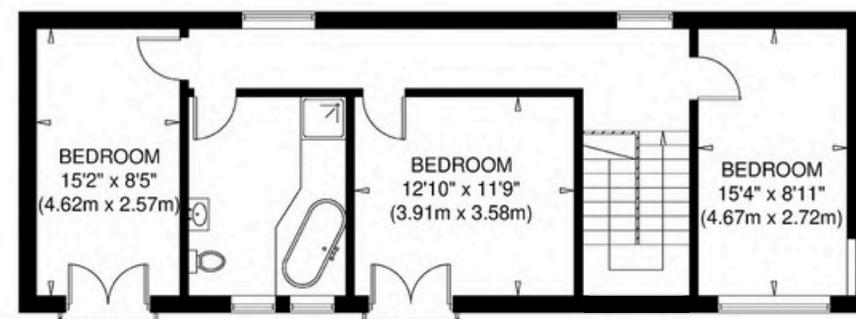
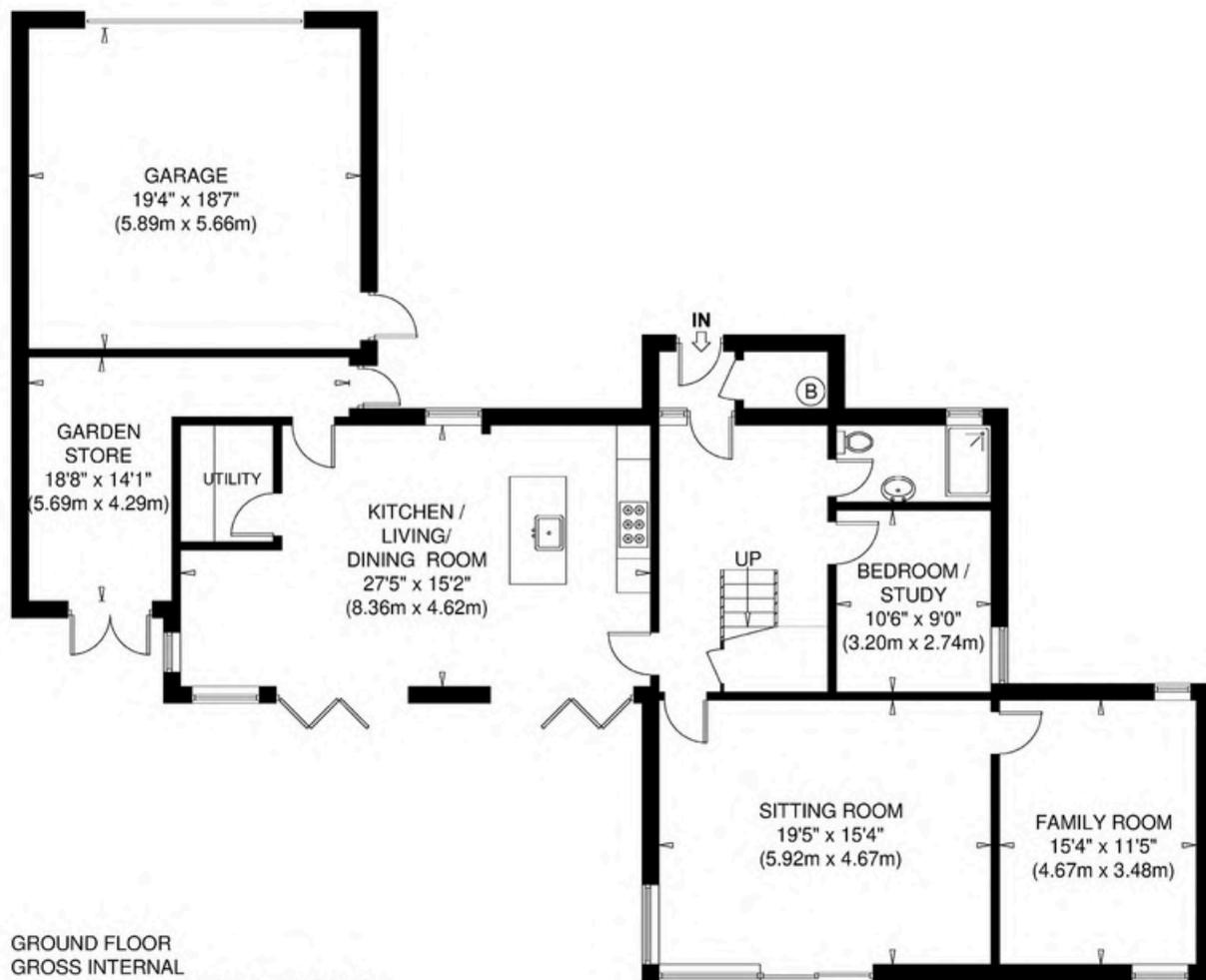
**Home Report** A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



ST COLME ROAD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 233.1 SQ M / 2508 SQ FT  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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### Important Notice

Rettie & Co. give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







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RETTIE

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