

16 Donibristle Gardens

Dalgety Bay, Fife







16 Donibristle Gardens

Dalgety Bay, Fife, KY11 9NQ

A wonderful waterfront house, complete with indoor swimming pool, overlooking the Forth Estuary with spectacular views to Edinburgh and Edinburgh Castle.

Edinburgh Airport 15 miles, Edinburgh city centre 16 miles, St Andrews 40 miles
(All distances are approximate)

Ground Floor

Entrance porch | Hallway | Sitting room with doors leading out to decking | Dining kitchen with doors leading out to decking
Utility room | Dining room/large study | W.Cs | Access to integral garage | Access to gym and indoor swimming pool

First Floor

Landing | Upstairs sitting room with doors leading out to balcony | Principal bedroom with en-suite shower room and walk-in dressing room | Three further bedroom suites | Two further bedrooms | Family bathroom
Integrated double garage | Large drive with private parking for four cars | Front access kayak storage/shed | Rear garden
Indoor Swimming Pool (12m x 5m) | Gym area | W.C
A wonderful waterfront tiered back garden with higher decking area, raised patio with direct access to/from swimming pool
Further expansive water edge decked area with 22m of glass balustrade and planted borders
Spectacular uninterrupted views across the Forth to Edinburgh and directly opposite Edinburgh Castle



Edinburgh

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Situation

16 Donibristle Gardens sits in a private and unique position overlooking the Forth Estuary just 16 miles from Edinburgh. The bustling coastal town of Dalgety Bay provides for local services including a range of shops, four supermarkets, health clinic, leisure centre and railway station. Further amenities in the town include pubs, restaurants and a sailing club. A more extensive range of services including secondary schooling can be found in the nearby towns of Inverkeithing, Dunfermline and Aberdour. Edinburgh city centre can be reached by car within 30 minutes via the nearby A90 as well as direct bus and train services from the town. Edinburgh airport is also reached by car within 30 minutes and provides flights to a variety of domestic and international destinations. Donibristle Gardens is also in a prime situation to reach the north of Scotland easily.

The Fife coastal path is on the doorstep providing a spectacular 117 mile trail around the coastline stretching from Culross to Tay Bridge. The surrounding Fife countryside offers an unrivalled range of recreational sporting activities including hill walking, cycling, riding and sailing. For the golfer there are many highly regarded courses in the area including Aberdour, Dunfermline, Kirkcaldy, Burntisland, Lundin Links and round to the Old Course at St Andrews. Day trips include the stunning sandy beaches of Elie, Kingsbarns and St Andrews, whilst the attractive fishing villages of St Monans, Anstruther, Crail and Pittenweem are all within an hour's drive.

Description

16 Donibristle Gardens forms part of an exclusive development in a prominent waterfront position overlooking the Forth Estuary. Constructed in 1999 the current owners have recently carried out a refurbishment of part of the house internally together with new front and back gardens and decking. The property has been decorated to an extremely high standard throughout. Constructed over two storeys, it includes 3 reception rooms, 6 bedrooms, 5 bathrooms and two further WCs. There is an integral double garage together with a wonderful indoor swimming





pool complete with gym area. Doors lead out from both the sitting room and kitchen to a raised decked area overlooking the patio garden and further expansive decked area. To the front of the house there is a small garden area and large driveway with parking for four cars.

16 Donibristle Gardens offers a rare opportunity to purchase a wonderful family home, in a unique waterfront position on the Fife coast, yet close to Edinburgh.

16 Donibristle Gardens

16 Donibristle Gardens forms part of the exclusive development on the former Dalgety Estate site. With a

pre-eminent position and accessed off a private road, the property offers a wonderful family home which has been finished to an extremely high standard both internally and externally. The owners have carried out a recent refurbishment including adding panelling and redecorating of both lounges. They have also added a marble mantelpiece with gas fire. Internal features include the wonderful large dining kitchen with island and fitted appliances as well as the sitting room, both of which have doors leading out to an elevated south facing decked area. The upstairs sitting room is complete with a balcony area to also take in the stunning views.





Benefiting from double glazing and gas central heating, the accommodation is laid out over two storeys as follows:

Ground floor: entrance porch, hallway, sitting room (with gas fireplace) and doors leading out to decking, dining kitchen with doors leading out to decking, utility room, dining room/large study and W.C.

First floor: landing, sitting room (with electric fireplace) with doors out to balcony, principal bedroom with ensuite shower room and dressing room, three further bedroom suites, two further bedrooms and family bathroom









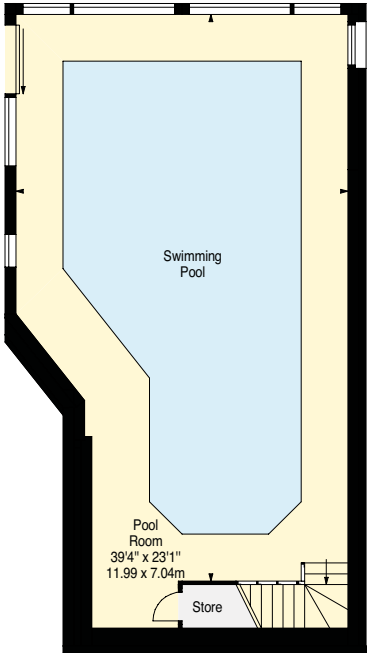
Doors leading from the main hallway to an integral double garage and through to a gym area. Steps lead down to a lower level with the glass fronted indoor swimming pool (with W.C). Doors from the swimming pool lead out to the garden.



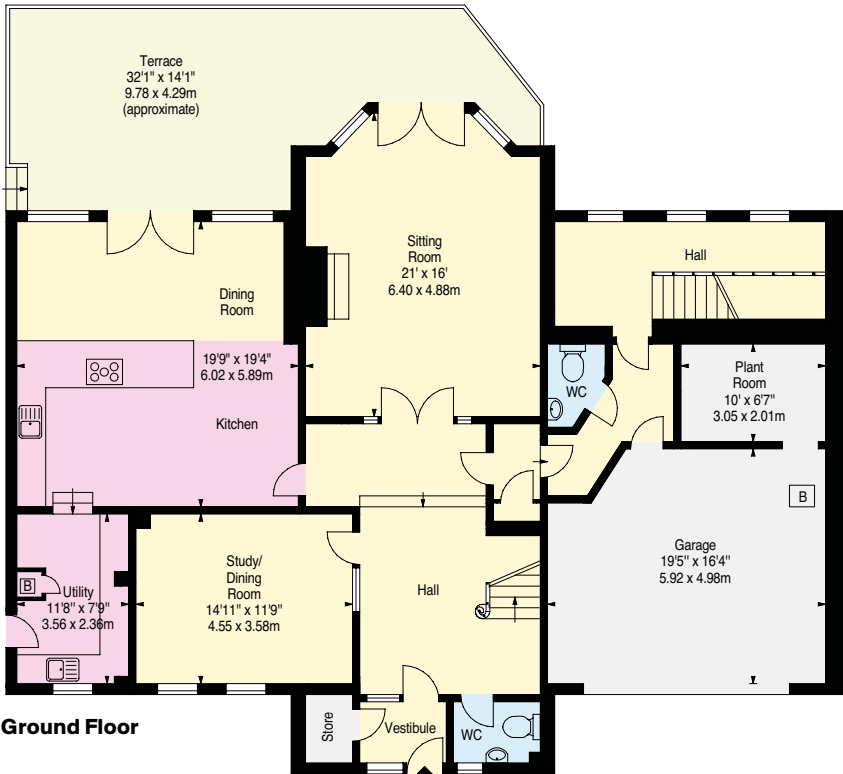
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
4762 Sq Ft - 442.39 Sq M
(Including Garage & Pool Room)

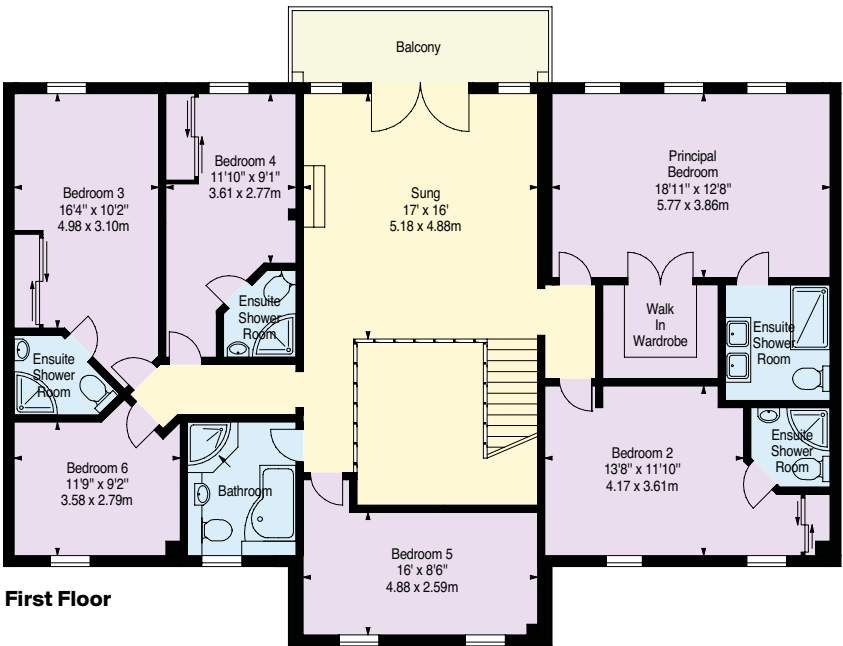
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor



Ground Floor



First Floor



Gardens

To the front of the house, there is a parking area for four cars in front of the garage together with a garden area with planted borders and area laid to artificial turf. A path leads round to the side of the house to the wonderful rear private garden overlooking the water. Set over three tiers, it includes a raised large patio area (accessed from kitchen and sitting room), an area of patio (accessed also from the swimming pool) and leads down to the large decking area complete with 22 metres of new glass balustrade overlooking the Forth. The views look straight across to Edinburgh and Edinburgh Castle are spectacular.





Residential Schedule

Property	Occupancy	Services	EPC Rating	Council Tax
16 Donibristle Gardens	Owner occupied	Mains gas central heating, mains water supply and mains drainage.	C	H

Solicitors

Coulters, Lochside House, 3 Lochside Way, Edinburgh EH12 9DT. Tel: 0131 510 6971

Email: louise.williams@coulters.io

Local Authority

Fife Council, Fife House, North Street, Glenrothes, Fife KY7 5LT Tel: 0345 155 0000

Entry

Entry is available by arrangement with the sellers.

Fixtures and fittings

Fitted carpets and curtains are included in the sale.

Management

The Donibristle Housing Association handle the management of the communal garden areas and general maintenance throughout the development. A fee of circa £200 is paid each year.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied by evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

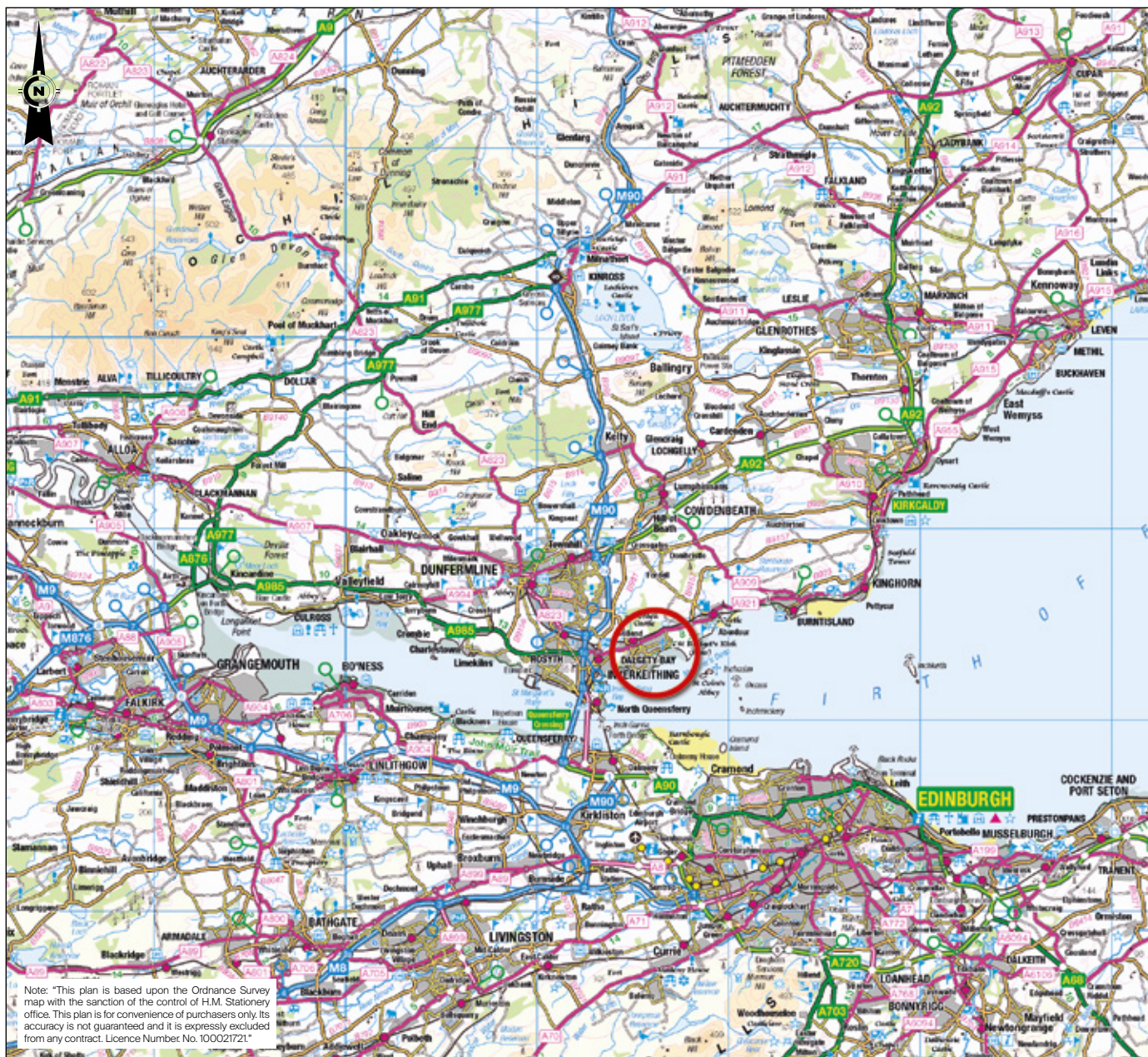
Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.





Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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