



ROSS & CONNELL

Solicitors, Estate Agents & Business Valuers

221 Harbour Place, Dalgety Bay, KY11 9GG
Offers Over £264,950



Location Location Location - Immaculately presented ground flat which is situated within a most desirable sought after waterfront development offering truly stunning, unrestricted views over the Firth of Forth, to the Bridges and beyond. Extremely Well kept mutual entrance hall/stair, Lounge with patio doors lead to the south facing balcony area which offers stunning views over the Firth and beyond. Spacious open plan dining kitchen which also enjoys the beautiful views, Master bedroom with outstanding built in storage and en-suite shower room. Family bathroom. Double glazing. Electric heating. Pristine decor. Move in condition. Attractive communal gardens areas. Private residents and visitor parking. Secured entryphone system. Direct access to beach. Bin store. Great example of property type. Ground floor rarely available. Viewing is highly recommended. EPC - D. Council Tax - E. Freehold.

LOCATION

Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarket, post office, leisure centre and primary schooling. Secondary schooling can be found in nearby Inverkeithing. Dalgety Bay is an ideal base for commuters with excellent public transport links to Edinburgh and close proximity to the A90, M90 motorway network. In addition the railway station provides regular links to Edinburgh and other neighbouring towns.

PROPERTY - GROUND FLOOR FLAT

- Amazing waterfront location
- Stunning, unrestricted views of River Forth and Beyond
- Sought after area
- Rarely available ground floor apartment
- Replacement double glazing
- Upgraded kitchen and en-suite
- Pristine decor
- Immaculate presentation
- Ample Residents and visitor parking
- Well maintain mutual gardens
- Excellent storage accommodation
- Great example of property type - Move in condition

ACCOMMODATION

Mutual entrance hall/stair

This extremely well kept hall/stair gives access to all the apartments in the building. Communal understairs storage cupboard.

Hall 3.34 m x 2.11 m / 10'11" x 6'11"

This good sized hall has doors leading to the Lounge, Dining kitchen, 2 Bedrooms and family bathroom. Storage cupboard.

Lounge 5.87 m x 3.40 m / 19'3" x 11'2"

As soon as you enter the lounge, the stunning, unrestricted views across the River Forth is the first thing you see! The lounge features a most attractive fireplace and has patio doors leading to the south facing balcony. Door to dining kitchen. Rear.

Dining Kitchen

This is a superbly proportioned dining kitchen, which also is best placed to enjoy the outstanding view.

Kitchen 3.34 m x 3.00 m / 10'11" x 9'10"

The kitchen has been refitted in recent years with modern floor and wall storage units with complementary worktops and many attractive design features.

Dining area 4.30 m x 3.44 m / 14'1" x 11'3"

This is a well proportioned dining area, suitable for a large table and chairs. Rear.

Master Bedroom 4.50 m x 2.74 m / 14'9" x 9'0"

A good sized double bedroom which enjoys the benefit of most attractive custom made built in wardrobes with many attractive design features including lighting and offering maximum storage. Other matching pieces of furniture including headboard with reading lights. Door to en-suite shower room. Front.

En-suite Shower room 2.16 m x 1.42 m / 7'1" x 4'8"

The shower room has been refitted with a modern white suite with a large walk in shower enclosure with glass screen. Built in storage accommodation. Attractive tiling. Heated towel rail. Large double mirrored cabinet with led lights. Mid.

Bedroom 2 4.80 m x 2.76 m / 15'9" x 9'1"

The second double bedroom is also of excellent proportions and enjoys the benefit of a double built in wardrobe. Front.

Bathroom 2.30 m x 1.83 m / 7'7" x 6'0"

The attractive family bathroom is well proportioned and is fitted with a modern white suite. Attractive tiling. Mid.

Gardens

The property is surrounded by extremely well maintained areas of garden ground. There is a bin store. Direct access to beach area.

PARKING

There is ample residents and visitor parking.

HEATING

Electric heating

GLAZING

Recently replaced double glazing.

EXTRAS

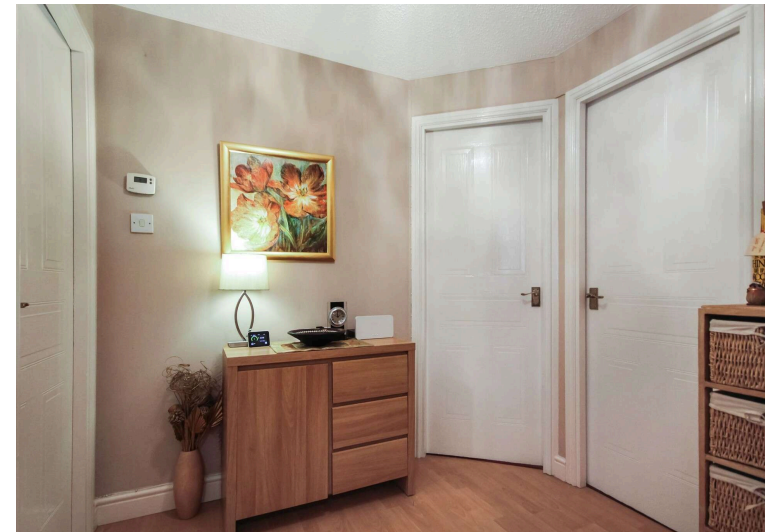
All the fitted carpets and blinds are included in the sale price.

FACTORING CHARGE

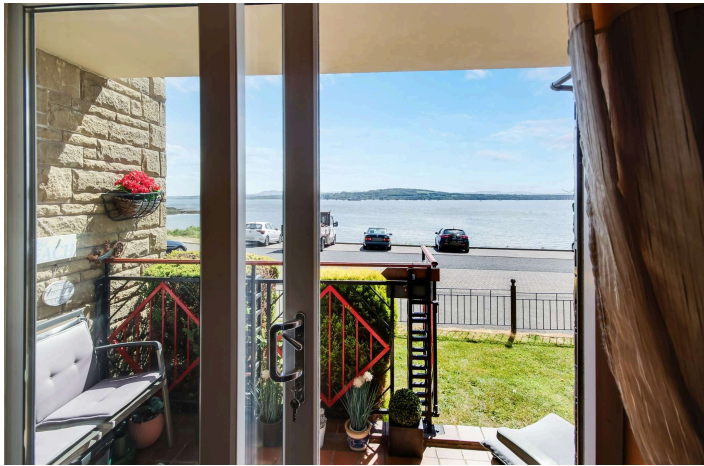
There is a Factoring Fee to Hacking & Paterson paid every quarter, this includes buildings insurance. See details provided by the homeowners on The Home Report.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

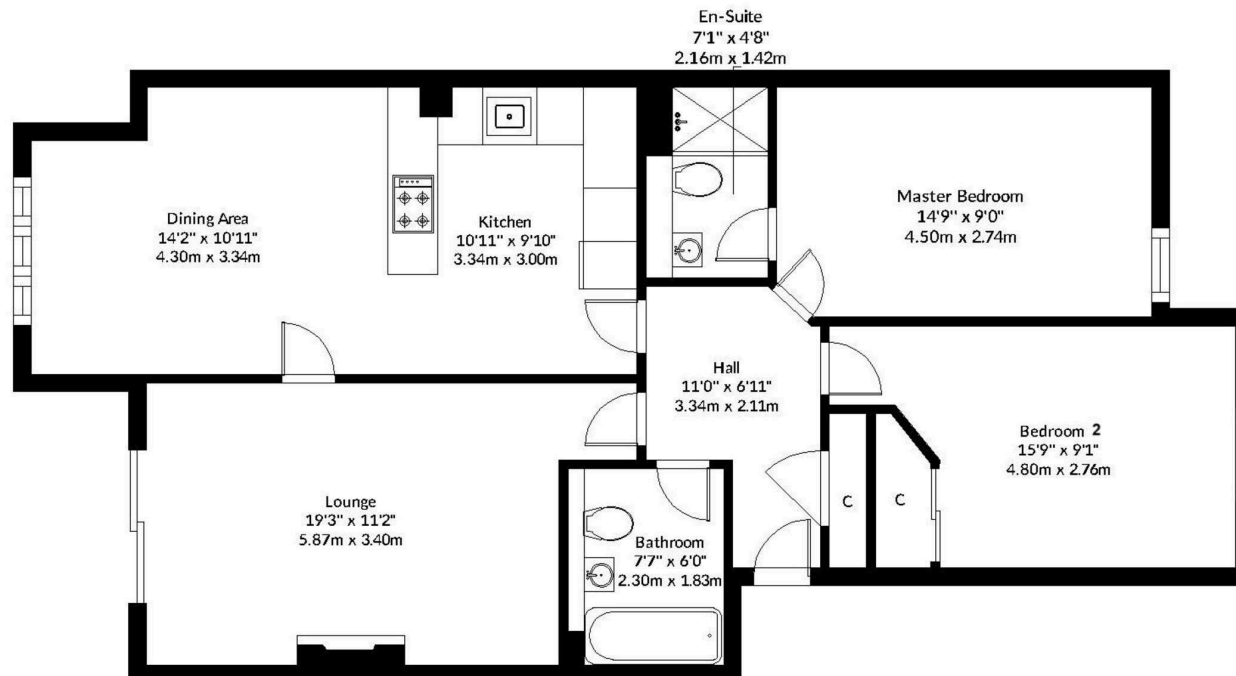
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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