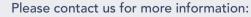
# **Watermans**





0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



# 58 Spinnaker Way Dalgety Bay Fife, KY11 9GU







## **Property Summary**

Set within a quiet cul-de-sac development in Dalgety Bay, next to woodland and overlooking picturesque Inverkeithing Bay, this two-bedroom, two-bathroom first-floor flat is presented with neutral décor throughout and is sure to appeal to a wealth of buyers. As well as lying enviably close to woodland and the coast, the flat lies within easy reach of amenities in Dalgety Bay and Inverkeithing, including shops, schools, transport links, other everyday services, and sports and leisure facilities.







#### Features

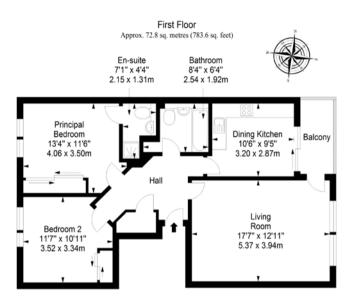
- First-floor flat in Dalgety Bay
- Part of a cul-de-sac development overlooking Inverkeithing Bay
- Secure shared entrance and stairwell
- Hallway with built-in storage

- Generous living room with wonderful views
- Modern dining kitchen
- Private balcony with views of the bay
- Two double bedrooms with built-in wardrobes
- One en-suite shower room

- Separate bathroom with shower-over-bath
- Shared garden grounds
- Private residents' parking
- Gas central heating system
- Double-glazed windows



## Floorplan



Total area: approx. 72.8 sq. metres (783.6 sq. feet)

EPC Rating - E | Council Tax band - C | Home Report Value - £220,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. This property will be sold as seen, with no warranties or guarantees as to the working order of the systems and appliances.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



# Price & Viewings

Please refer to our website www.watermans.co.uk

### Edinburgh

5–10 Dock Place, Leith, EH6 6LU 0131 555 7055 property@watermans.co.uk

#### Glasgow

193 Bath Street, Glasgow, G2 4HU 0141 483 8325 property@watermans.co.uk

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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to the their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being self for the receipt of offers.