



Morgans

PROPERTY

30 Frankfield Place, Dalgety Bay, KY11 9LR

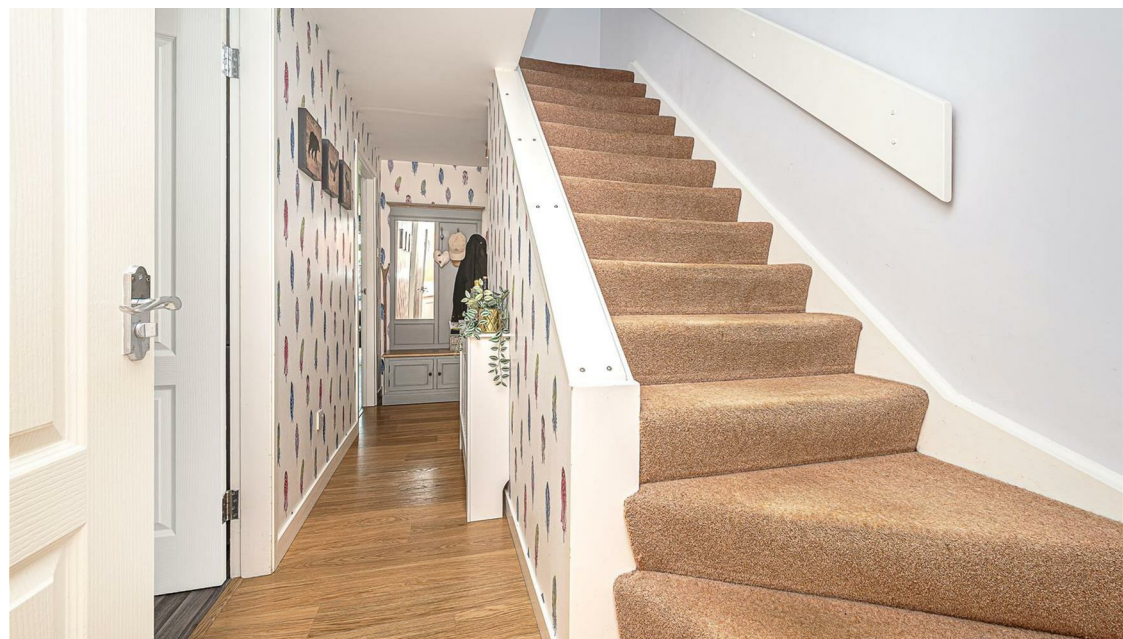
Offers Over £245,000

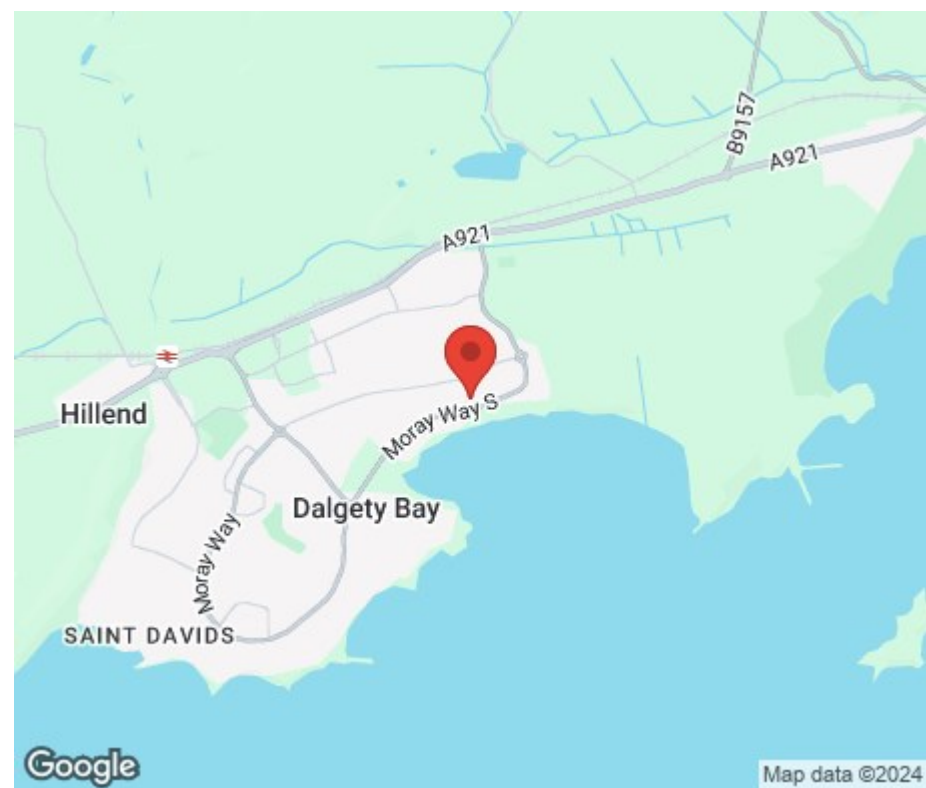






We are delighted to bring to the market this lovely three bed detached villa situated in quiet cul-de-sac with excellent outdoor space with fully enclosed gardens to the front, mainly laid to lawn, and terraced patio gardens to the rear, all being fully enclosed providing a child and pet safe environment. The subjects are well presented and stylish throughout briefly comprising entrance hall, w.c facilities, lounge with dining area, fitted modern kitchen with appliances leading to feature conservatory. On the upper level there are three bedrooms with good storage and access to attic together with bathroom and overhead off mains shower. There is a single garage to the front of the property with off street parking and ample visitors parking to the front. The property is double glazed with gas central heating.





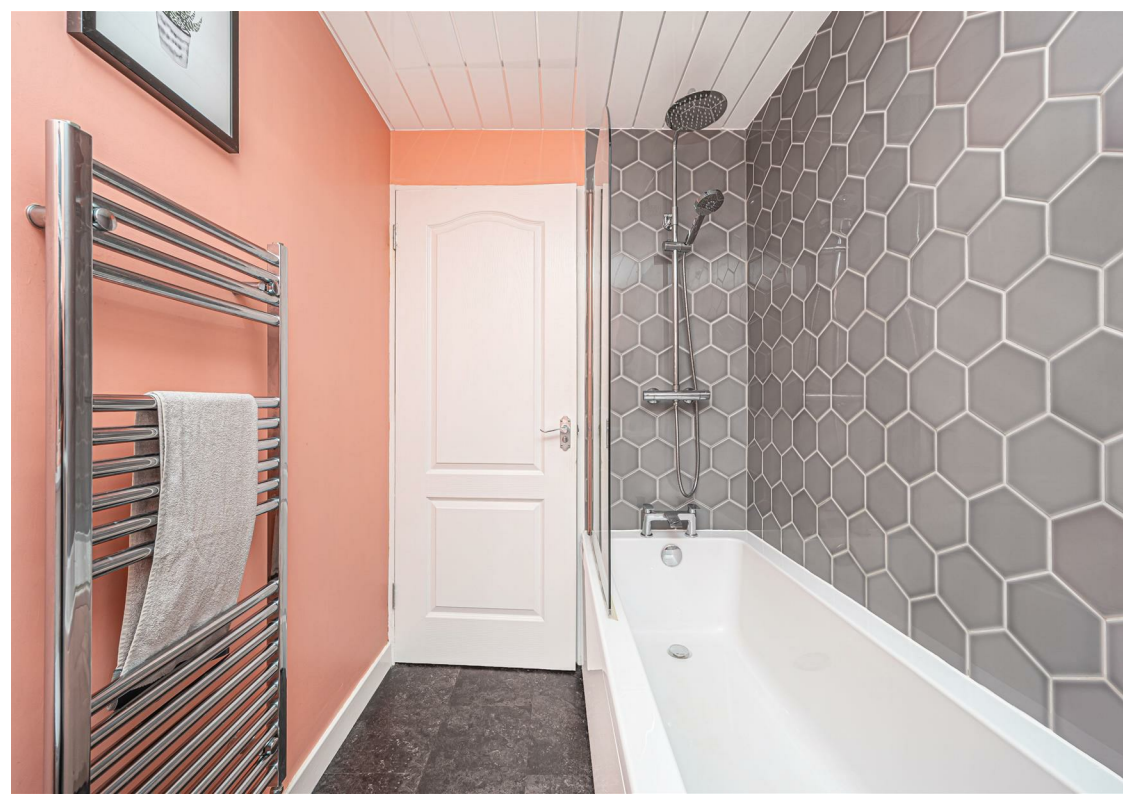
LOCATION

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.

EXTRAS INC. IN SALE / AGENTS NOTE

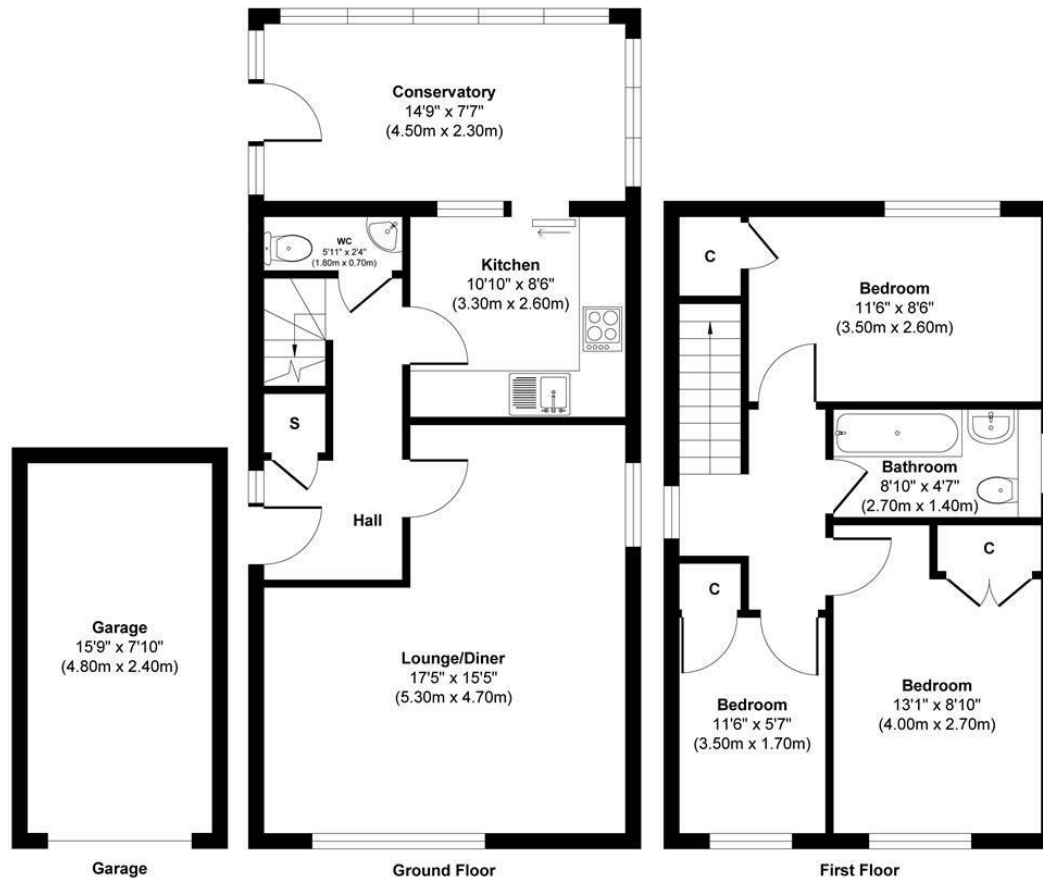
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.