



Morgans

PROPERTY

37 The Moorings, Dalgety Bay, KY11 9GP

Offers Over £205,000











Superb opportunity to purchase this three bed end terraced villa situated within modern development in the sought after area of Saint David's Harbour in the idyllic coastal town of Dalgety Bay. The property would be ideal for couples and families and is an ideal location for commuters within close proximity to the M90 motorway network and train station. The accommodation briefly comprises entrance hall, lounge and dining kitchen on the ground floor. There are three bedrooms and shower room on the upper level. Access to attic. There are fully enclosed gardens to the rear providing a child and pet safe environment. The private residents parking is adjacent to the property with ample visitors parking and the coastal path is at your doorstep. 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 supermarkets, leisure centre, restaurants/ bars 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.











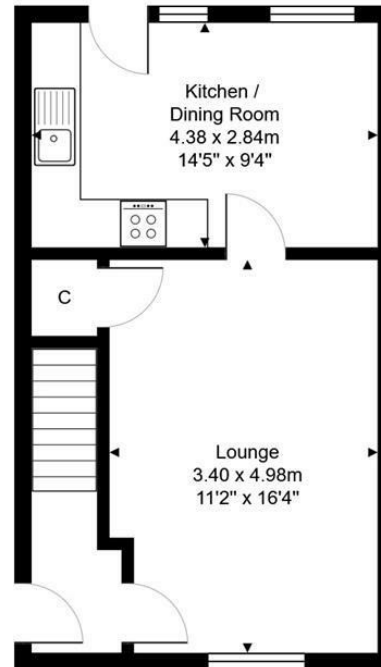


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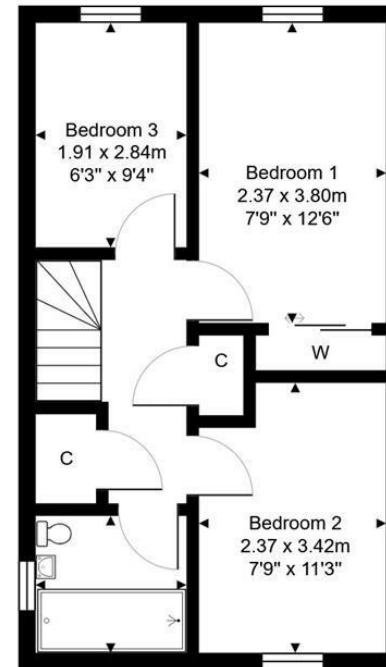
Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.