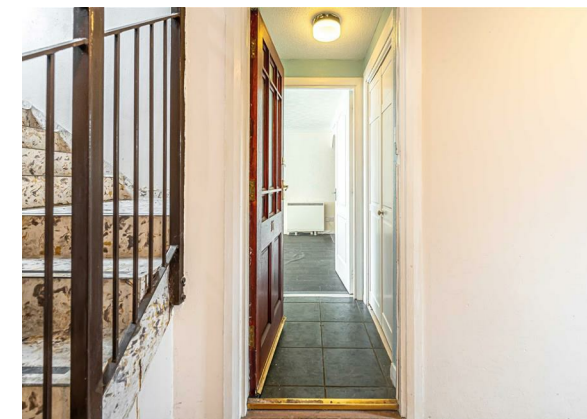




**Morgans**

PROPERTY

11 Morlich Place, Dalgety Bay Dalgety Bay, KY11 9XY

Fixed Price £89,995











Excellent starter flat or investment for a buy to let as would give a good annual yield. This apartment is well appointed within Dalgety Bay with ample private residents and visitors parking with communal grounds. The property is well presented and briefly comprises entrance vestibule, lounge with open plan aspect to kitchen, bedroom with dressing area and storage together with bathroom and overhead electric shower. The property is double glazed with electric heating. Early entry available.







### 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 fittings together with integrated appliances.

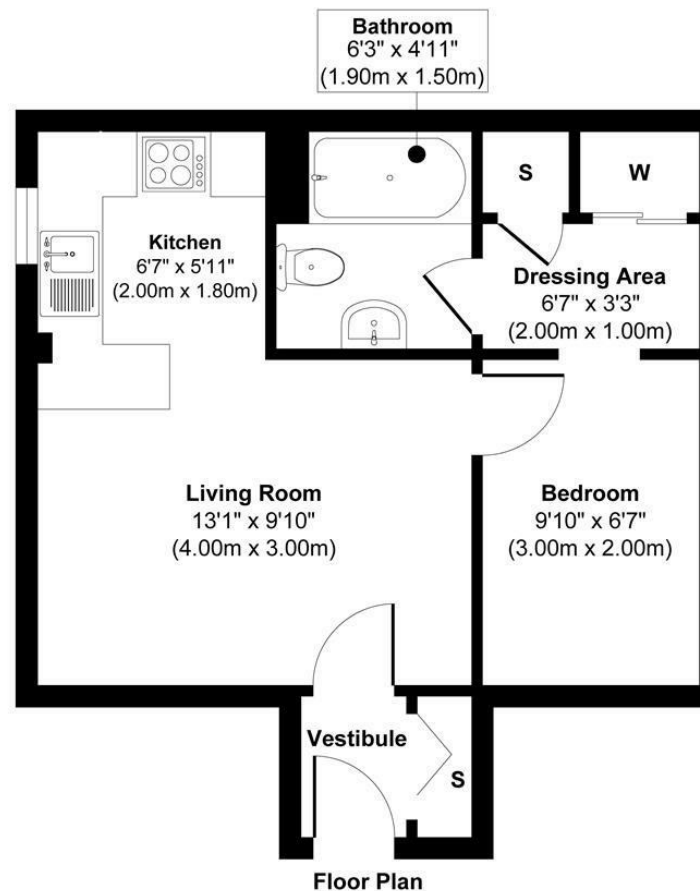
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











Floor Plan



**Approx. Gross Internal Floor Area 358 sq. ft / 33.31 sq. m**

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



**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.