



Morgans

PROPERTY

10 Merkland Crescent, Dalgtey Bay, KY11 9XD

Offers Over £155,000

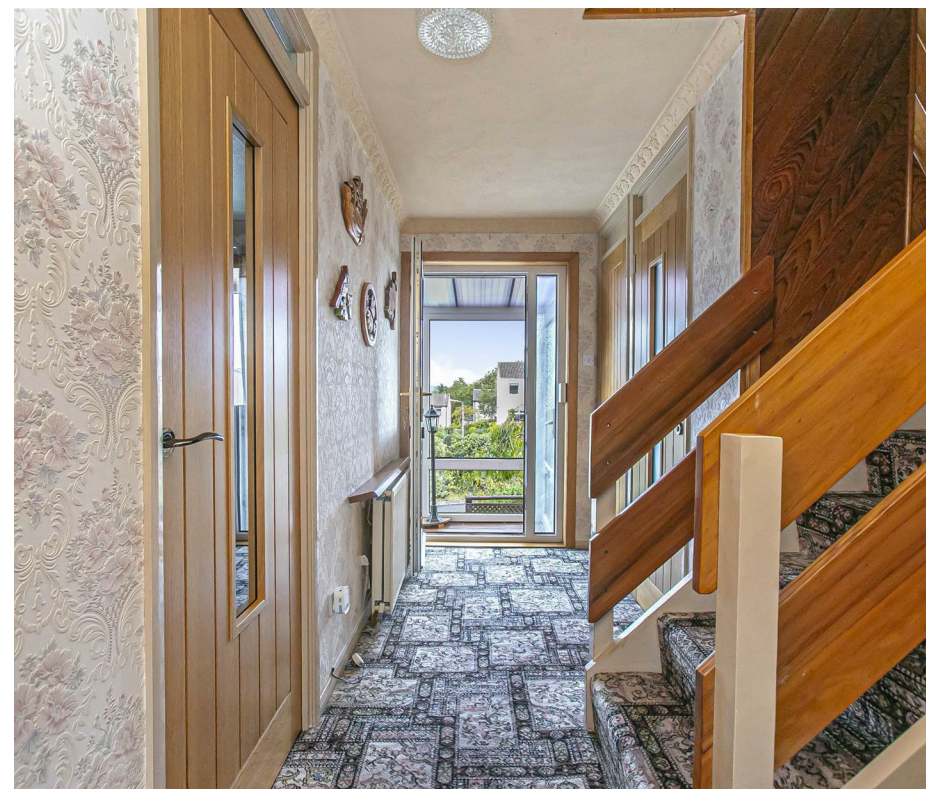






Excellent starter home or would suit a growing family. Upgrading required. Quietly positioned within popular residential estate within Dalgety Bay with easy access to local schooling and all amenities. This two bed semi detached villa has private front and rear gardens briefly comprises entrance porch and hallway, lounge, kitchen, dining room and shower room on the ground floor. On the upper level there are two good sized bedrooms and shower room with excellent storage and access to attic. The property is double glazed with gas central heating and the property further benefits from a private double driveway at the front. 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 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

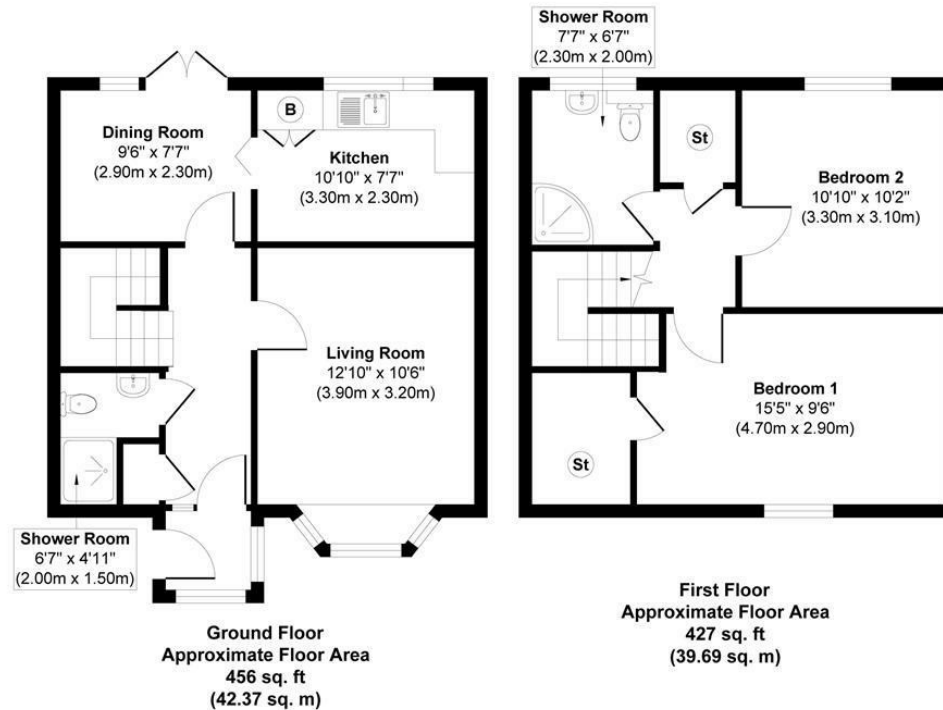








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Approx. Gross Internal Floor Area 883 sq. ft / 82.06 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.