



RALPH SAYER
SOLICITORS & ESTATE AGENTS

48 Spinnaker Way

Dalgety Bay, Fife, KY11 9GU

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Welcome to a sunny flat on the first floor of a factored development in Dalgety Bay, set close to the beach, harbour, hiking trails, shops, a school, and bus links, and just a short drive from the railway station for commuting to Edinburgh. The coastal flat comprises an entrance hall with storage that connects to a sunny living room and a well-appointed dining kitchen, both opening onto a south-facing balcony with scenic sea views. The flat also features two double wardrobed bedrooms, one with an en-suite shower room. Completing the home is a family bathroom. Outside, there are communal gardens, a private garage, and driveway parking.

Extras - to include all fitted carpets, floor coverings, appliances, and window coverings. Please note that the property will be sold as-is, with no warranties or guarantees regarding the condition of the systems and appliances.

Factor: The development is factored by Ross & Liddell at an approximate cost of £120/pcm. This includes the cleaning, lighting, and maintenance for communal areas and gardens, as well as block buildings insurance.

Property Summary

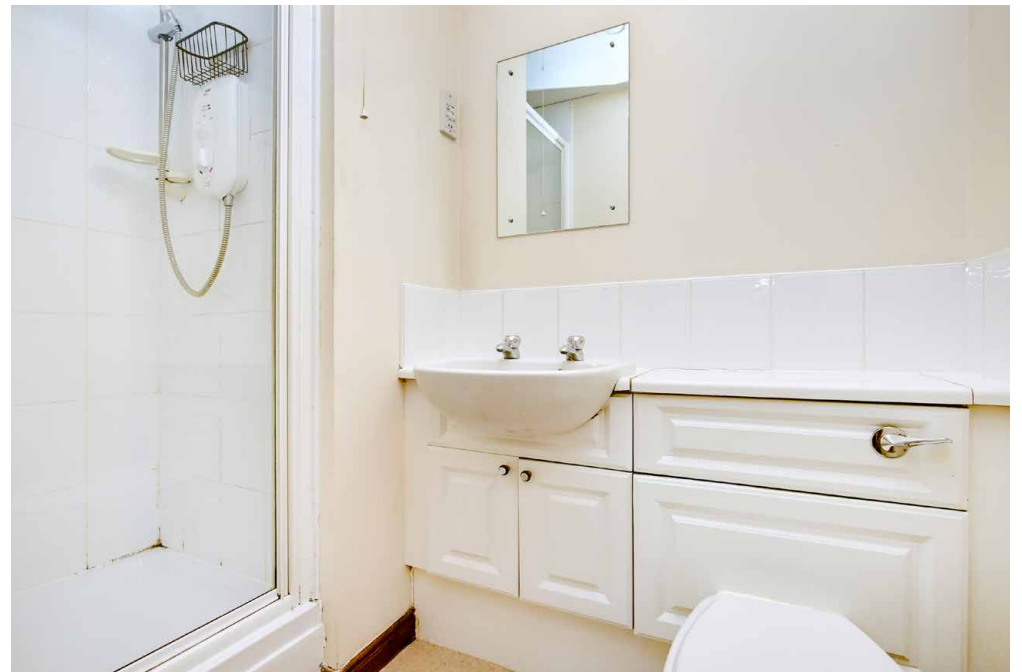
- First-floor flat in Dalgety Bay
- Secure phone entry and communal stairwell
- Scenic sea views
- Entrance hall with built-in storage
- Sunny and spacious living room with balcony access
- Well-appointed dining kitchen with balcony
- Main bedroom with a wardrobe and an en-suite
- Second double bedroom with a wardrobe
- Bathroom with overhead shower
- Private south-facing balcony with sea views
- Communal garden
- Private garage and driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £215,000







"Two double wardrobed bedrooms, one with an en-suite shower room."





"A sunny flat on
the first floor of a
factored development
in Dalgety Bay."



Let us help you find your next
dream property!



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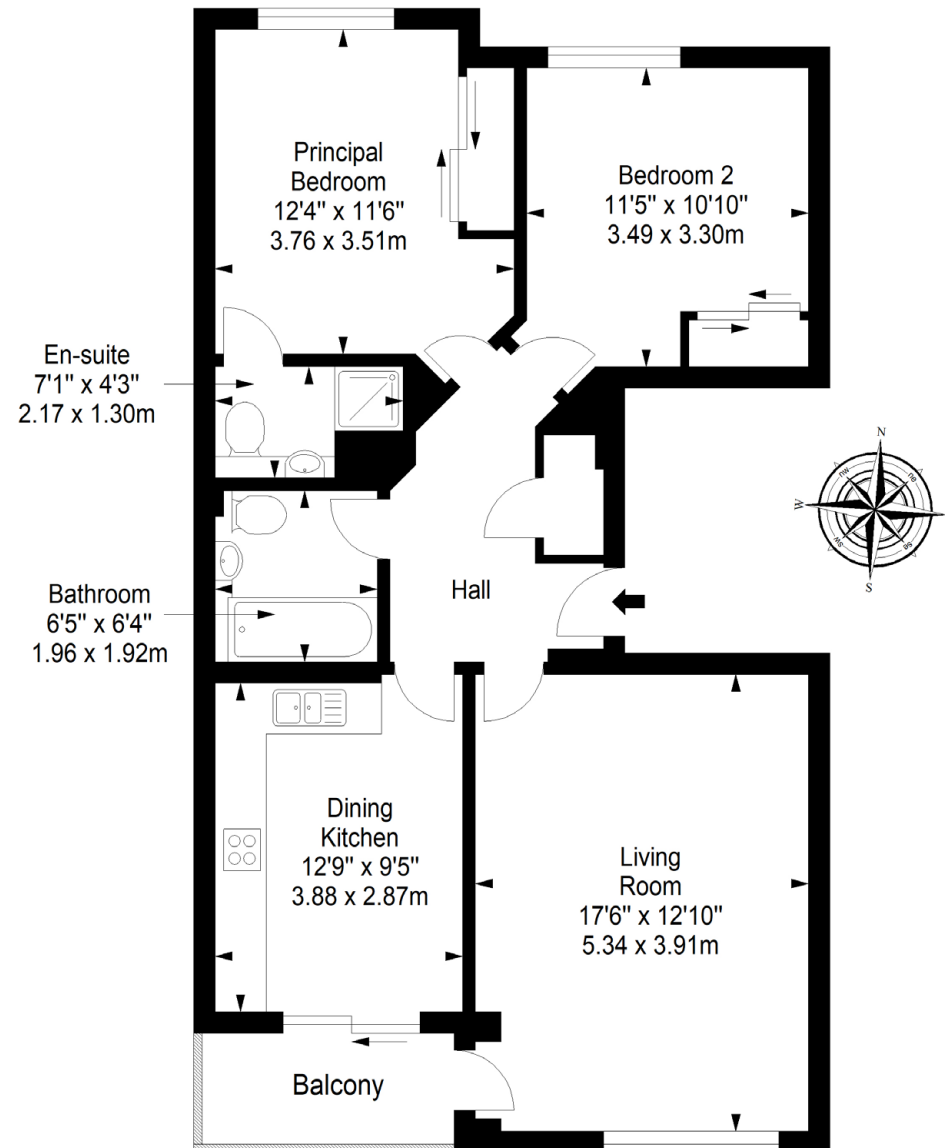
CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 74.4 sq. metres (800.9 sq. feet)



Total area: approx. 74.4 sq. metres (800.9 sq. feet)