



Morgans

PROPERTY

15 Harbour Place, Dalgety Bay, KY11 9GD

Offers Over £160,000



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Beautifully-presented two-bedroom first floor flat



Bright 18ft living room



Separate kitchen



EPC Rating -



Two double bedrooms and bathroom



Private residents parking



Built-in wardrobe & store



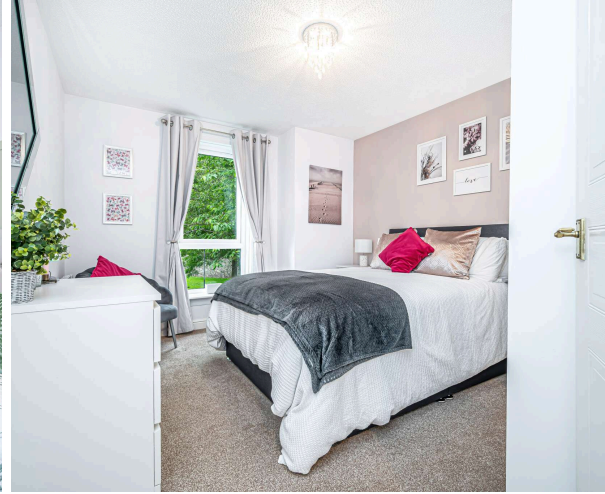
Council Tax Band - D



Welcome

A beautifully presented and generously proportioned two-bedroom first floor flat situated within a sought-after harbourside development in Dalgety Bay. Offering bright, comfortable accommodation with a superb outlook, this property is an ideal choice for first-time buyers, downsizers, or those seeking a quality investment in a desirable waterside setting. The accommodation is entered via a secure entryphone system into a well maintained stairwell with private door into hallway with a useful store cupboard, leading through to a bright and spacious 18-foot living room — a wonderfully generous main reception space ideal for both relaxing and entertaining. The separate kitchen is neatly fitted with ample storage and worktop space for everyday use. A full bathroom with electric shower above the bath, WC, and wash hand basin completes the core accommodation. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe — ensuring practical everyday storage throughout. There are lovely communal gardens surrounding and private residents car park.





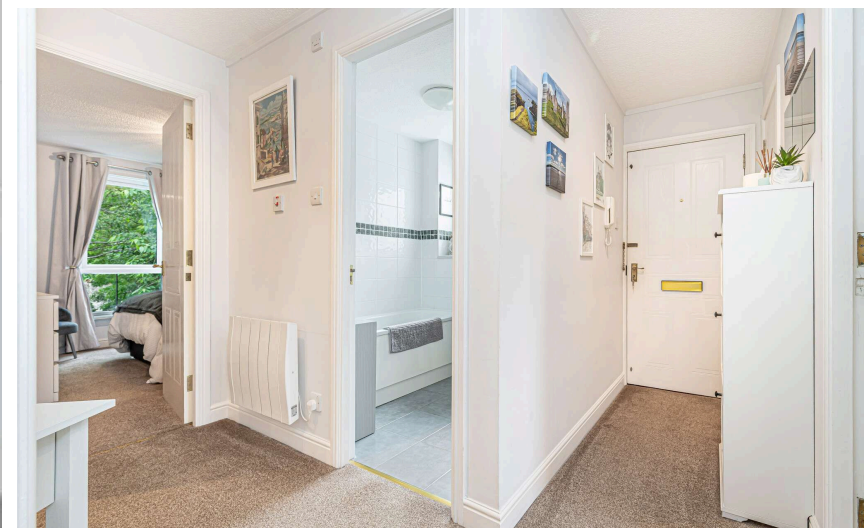
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings and blinds together with integrated appliances.

Please note there are factor charges payable within this development. Details held with our office.

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.







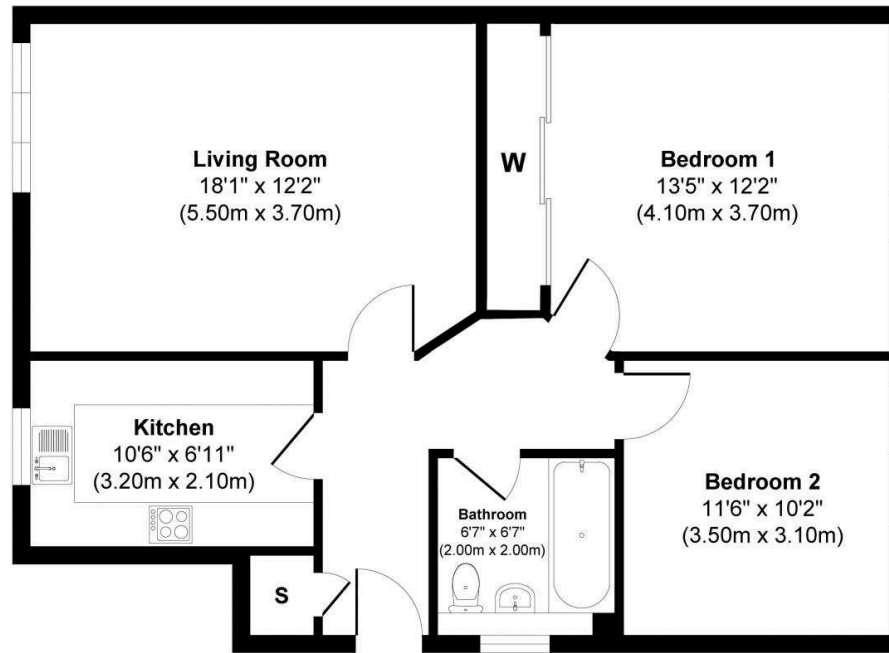


Dalgety Bay

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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Approximate Floor Area
693 sq. ft
(64.44 sq. m)

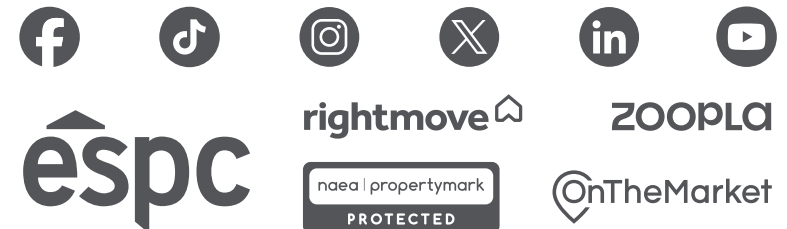


Approx. Gross Internal Floor Area 693 sq. ft / 64.44 sq. m

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



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