



**Morgans**

PROPERTY

27 Spinnaker Way, Dalgety Bay, KY11 9GH

Offers Over £250,000

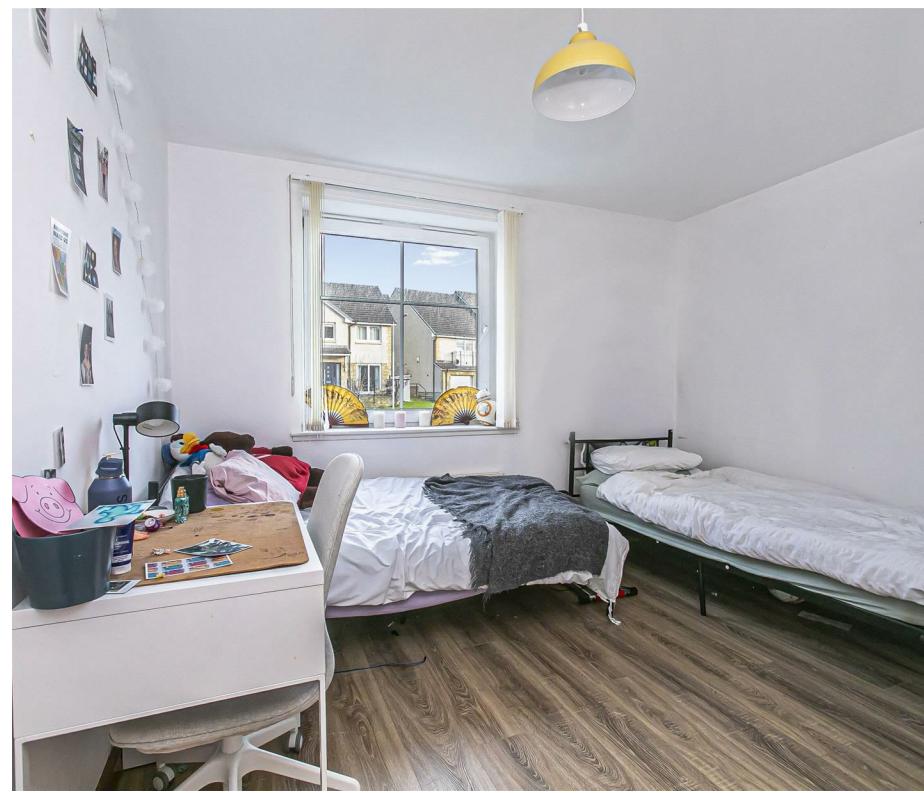






We are delighted to bring to the market this well appointed first floor apartment in the ever popular coastal location of Dalgety Bay. This property is enviably positioned with panoramic views of the bridges over the Forth. Ideal for couples this well presented apartment briefly comprise secure entry, hallway with storage, living room and fitted kitchen with joint access onto the balcony with river views, principal bedroom with en-suite, further bedroom and bathroom. The property benefits from garage, communal gardens and residents parking, is double glazed with gas central heating. Essential viewing.





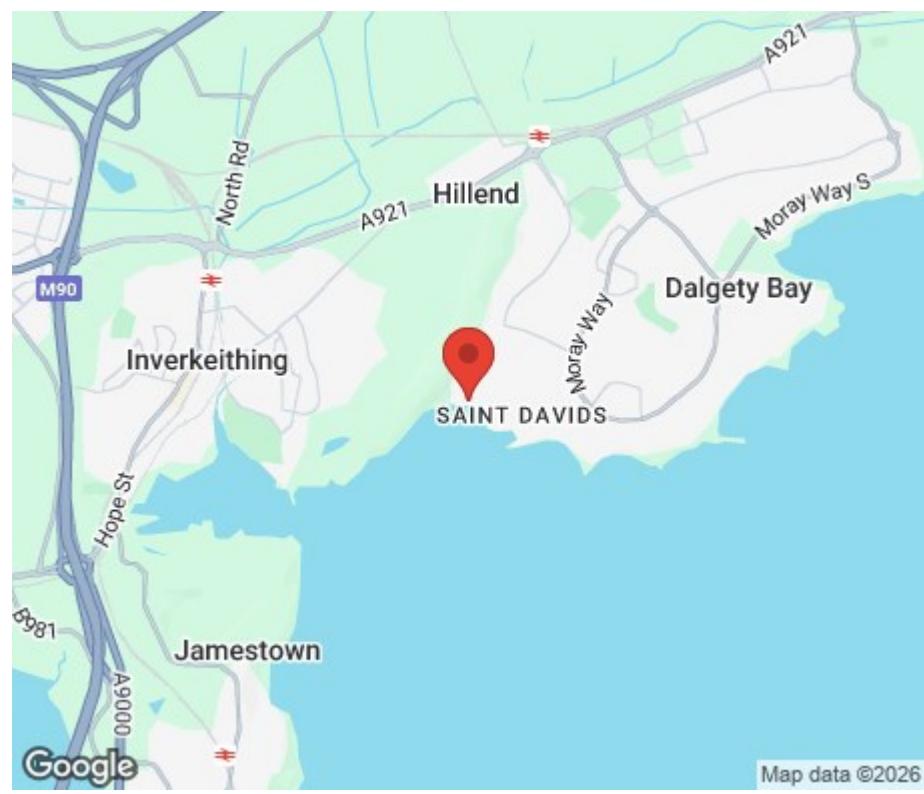
#### LOCATION

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.

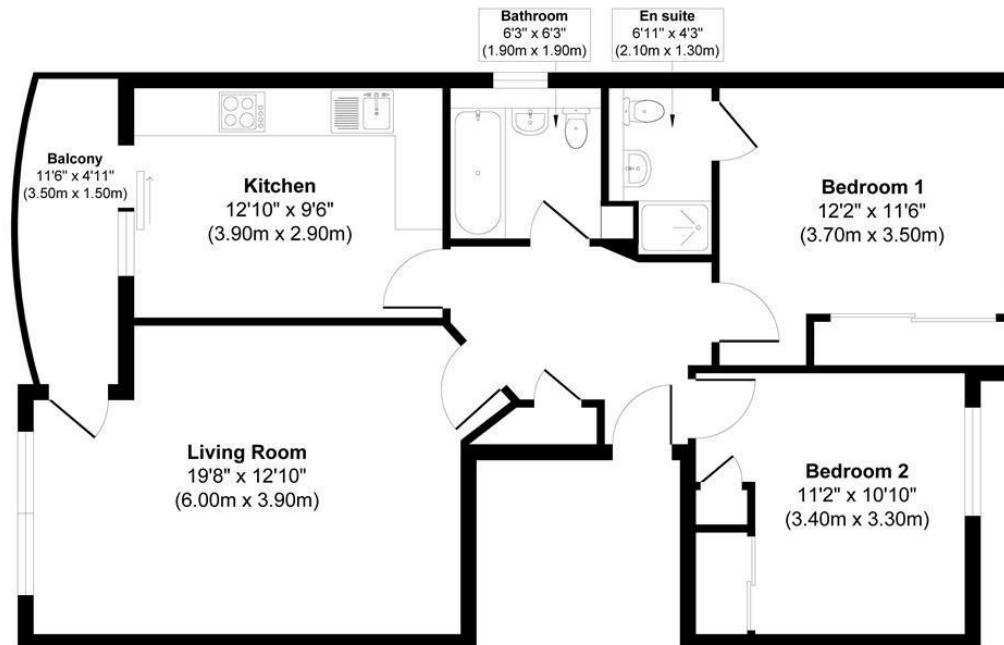








## Spinnaker Way, Dalgety Bay, KY11 9GH



### Approximate Floor Area

766 sq. ft  
(71.17 sq. m)



Approx. Gross Internal Floor Area 766 sq. ft / 71.17 sq. m

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



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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.