Morgans
PROPERTY

18 Letham Gait, Dalgety Bay, KY11 9GT

Offers Over £269,950

3 1 3

Three-bedroom detached home

Three bedrooms

Lounge, dining room and kitchen

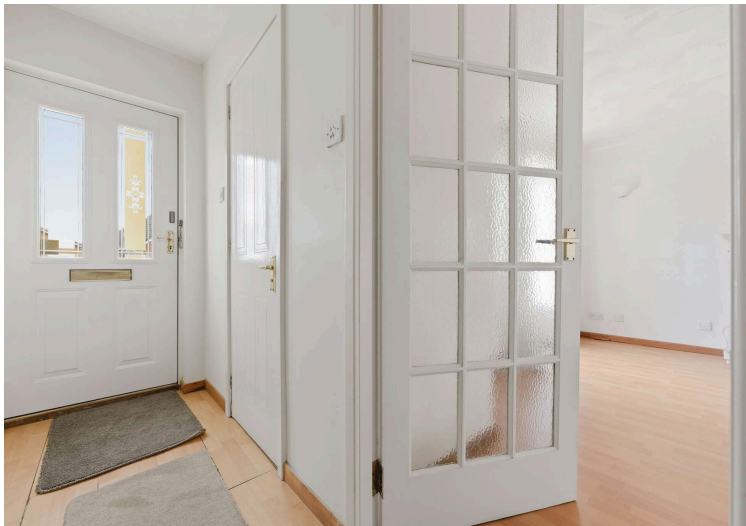
Bathroom and showeroom

Conservatory to the rear

Ground floor W.C.

EPC Rating -

Council Tax Band -



Welcome

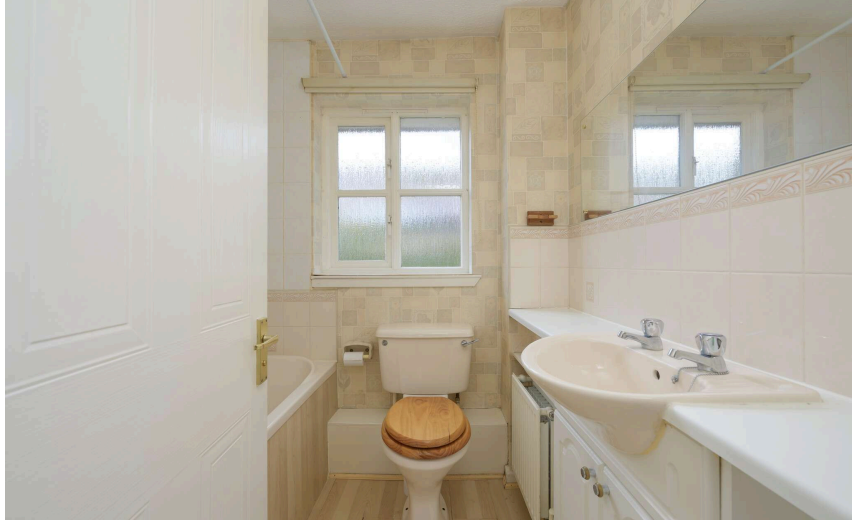
£5000 UNDER HOME REPORT VALUE. Refurbishment required and Sold as Seen. Rarely available we offer this detached villa in the popular coastal town of Dalgety Bay. Only minutes walk from the beach and sold as seen this 3 bedroom property presents an excellent investment opportunity with master en suite and family bathroom. Ground floor accommodation affords family lounge, separate dining room, kitchen and conservatory creating flexible and extensive living space. The ground floor further offers a separate w/c cubicle and entrance porch. Enclosed garden grounds create a safe environment for pets and or children. A single garage and double driveway create private and secure parking. Local shops are close by as is the Railway Halt Must be viewed.

EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated and freestanding appliances.

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.

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.

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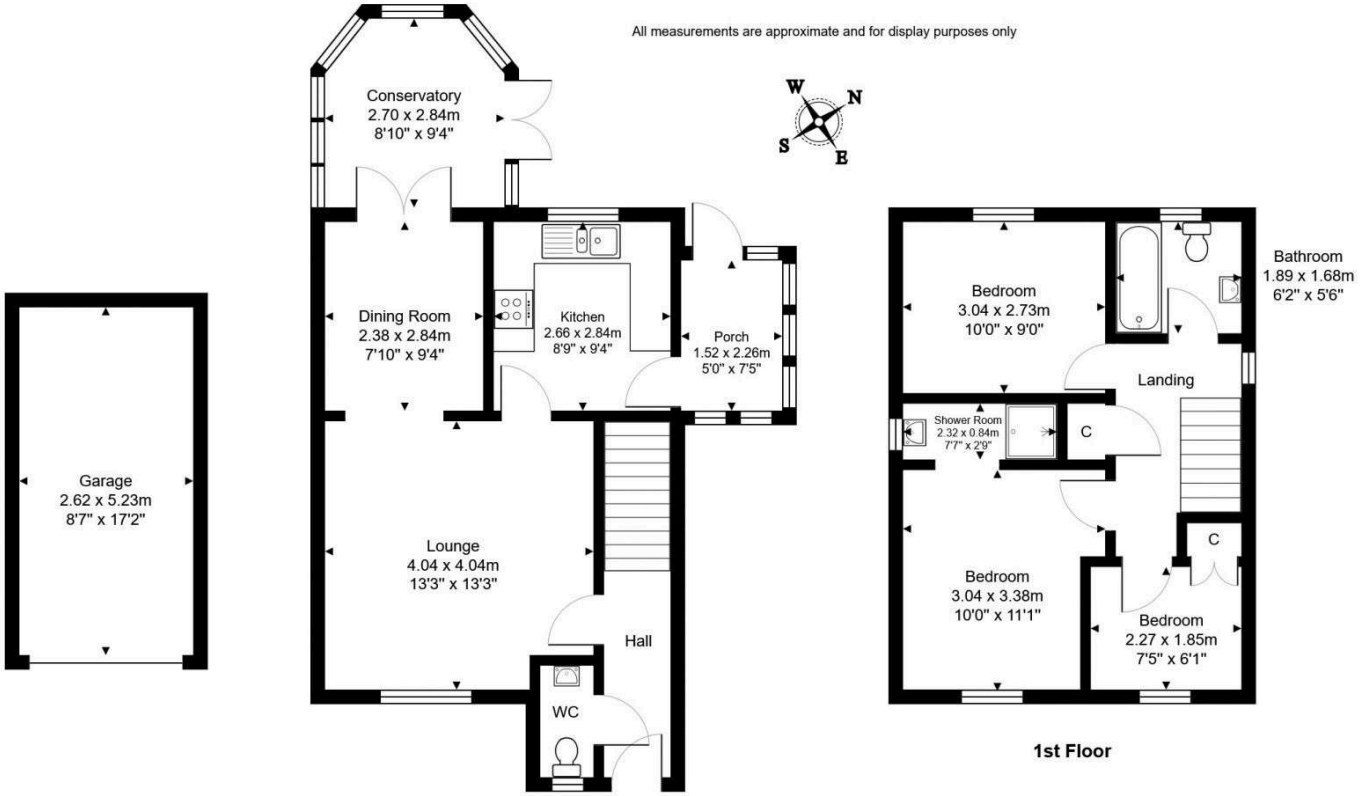
Total Area: 86.5 m² ... 932 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor

1st Floor

Morgans PROPERTY

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www.morganlaw.co.uk

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.