



Morgans

PROPERTY

1 The Moorings, Dalgety Bay, KY11 9GP

Fixed Price £170,000



2



1



1





Spacious first-floor flat



Principal bedroom over 15ft



Vast 19ft lounge



Built-in wardrobes to both bedrooms



Fitted kitchen



Modern shower room



EPC Rating -



Council Tax Band -



Welcome

This spacious two-bedroom flat offers 675 square feet of well-arranged ground floor living in Dalgety Bay. A welcoming hallway with multiple storage cupboards links all the principal rooms. The lounge is a real highlight, stretching to over 19 feet in length and offering excellent flexibility for both relaxing and entertaining with partial views of the railway bridge. The kitchen sits just off the hallway, fitted with a good range of units and space for freestanding appliances. Both bedrooms benefit from built-in wardrobes, with the principal bedroom particularly generous at over 15 feet in length. A modern shower room completes the accommodation. With residents parking and communal grounds this property is located in Dalgety Bay, well placed for local amenities, coastal walks, and transport links, making it an excellent choice for a range of buyers.





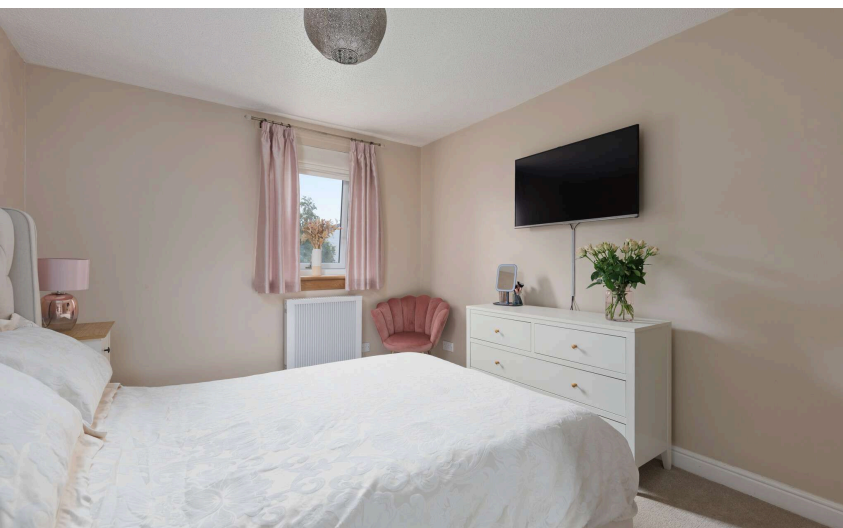
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.









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.



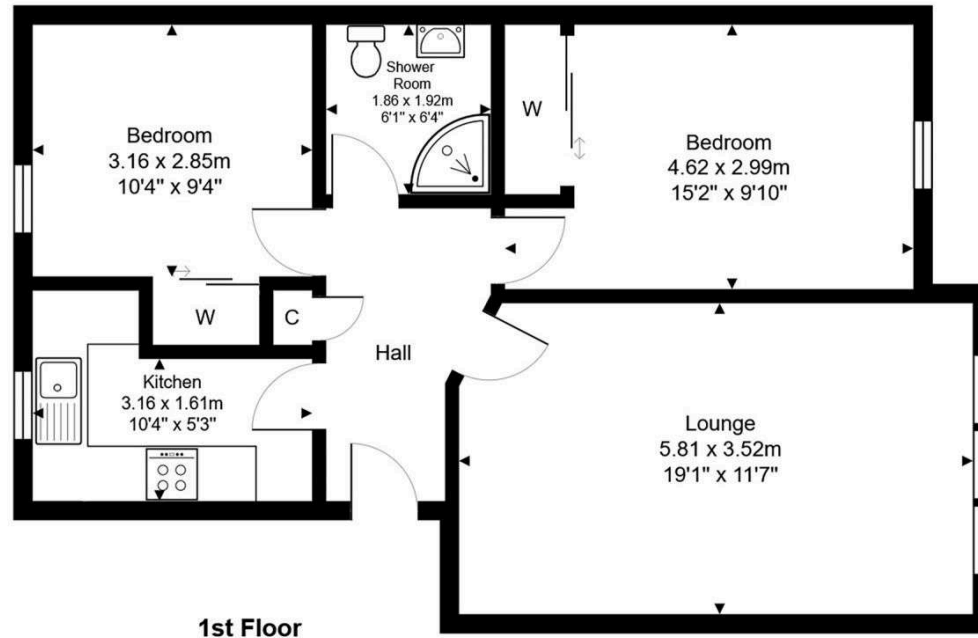


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Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only

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1st Floor

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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.