



57 Harbour Place
DALGETY BAY | FIFE | KY11 9GD


warners
solicitors & estate agents



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Boasting fabulous views to the Forth waterfront and the famous Bridges is this beautifully presented semi-detached villa with a larger than average garden, double drive and garage. The property forms part of the exclusive St David's Harbour Development, a quiet spot within easy reach of the local amenities and transport links.

Viewing is essential to appreciate this lovely home, ideal as a first time buy or downsize home. The superbly finished off interior has lots of great features and showcases modern fittings and comforts. Excellent storage is provided by way of wall to wall mirrored wardrobes in the main bedroom and a deep store cupboard in bedroom 2. The property has two driveways, one in front of the house and the other leading to the attached single garage with power and overhead storage. A great feature is the generous sized private garden to rear, fully enclosed for privacy and well stocked with a variety of plants. Here you'll find a lawn, patio, chipped seating area and bark play area to enjoy the outdoors.

- Entrance vestibule
- Living room
- Stylish fitted kitchen
- Two double bedrooms with built-in storage
- Bathroom
- Gas central heating
- Double glazing
- Fully enclosed and well stocked private garden
- Two monobloc driveways
- Garage with platform storage
- Factored development including landscaped communal areas and visitors parking

Council tax band D, EPC C

Factor fee - Monthly payment of £29 for upkeep of common areas.

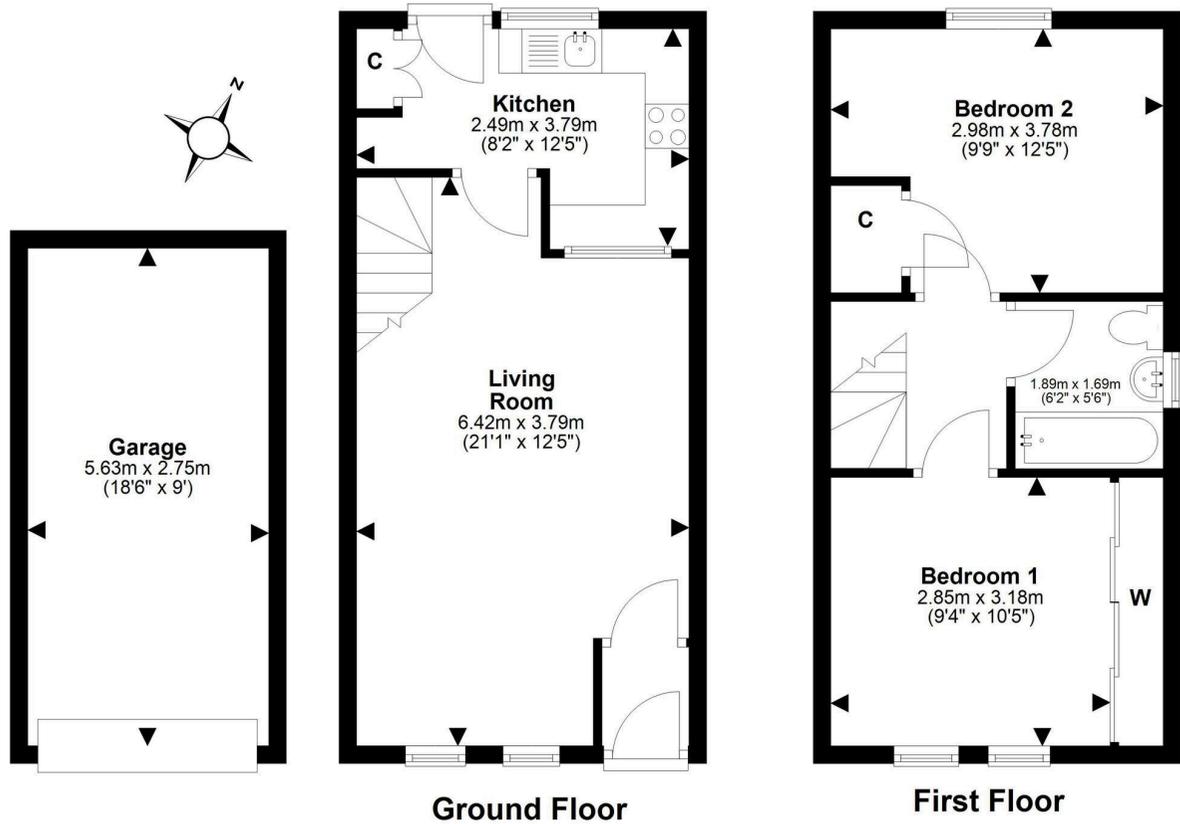
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the oven and hob, fixtures and fittings. Most items of furniture will be available by separate negotiation.

Dalgety Bay is a thriving, close knit community lying on the north shore of the Firth of Forth. It boasts an ideal location for sampling the local countryside, pleasant beach and coastal walks, the network of cycle paths and many leisure facilities in the vicinity, such as sailing, tennis and squash at the local clubs, fishing, horse riding and golfing. There is also a library and healthcare services. Shopping facilities within the town, including a Tesco store, cater for day-to-day requirements, whilst both Dunfermline and Kirkcaldy are only a short drive away and offer a wider variety of shops and other amenities. Nursery and primary schooling is available within the town, with secondary schooling in nearby Inverkeithing. For commuters, the A90/M90 is close at hand for travelling to Edinburgh, the airport, Perth and Dundee. Dalgety Bay's railway station offers a frequent train service to Edinburgh and other areas, whilst Ferrytoll park-and-ride is only a short distance away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.