



M o r g a n s

157 Harbour Place
Dalgety Bay, Fife, KY11 9GG
Fixed Price £87,995



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Superb opportunity to purchase this top floor flat within modern development in the sought after area of Saint David's Harbour in the coastal town of Dalgety Bay. The flat would ideally suit first time buyers, buy to let investors and an ideal location for commuters within close proximity to the M90 motorway link and train station. The accommodation comprises: private entrance hall with storage cupboard, spacious lounge/dining area, kitchen, double bedroom and bathroom. Attic for additional storage. The property benefits from double glazing, electric heating, secure entry phone system, communal grounds and ample residents parking. Factor fee applicable. Early entry available. EPC RATING E.



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 supermarket, post office, leisure centre 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.

MEASUREMENTS

LIVING ROOM 15'7 X 13'1

KITCHEN 9'5 X 6'2

BEDROOM 9'8 X 9'1

BATHROOM 6'2 X 6'2

EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom and light fittings together with any integrated appliances.

VIEWINGS

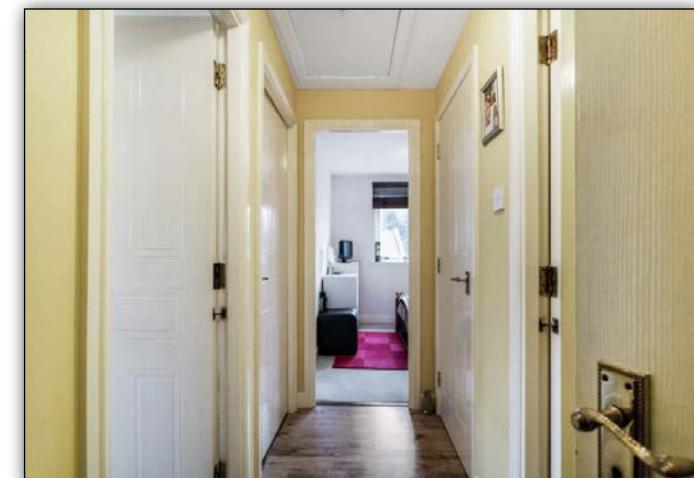
All viewings by appointment via Morgans on 01383 620222

TRAVEL DIRECTIONS

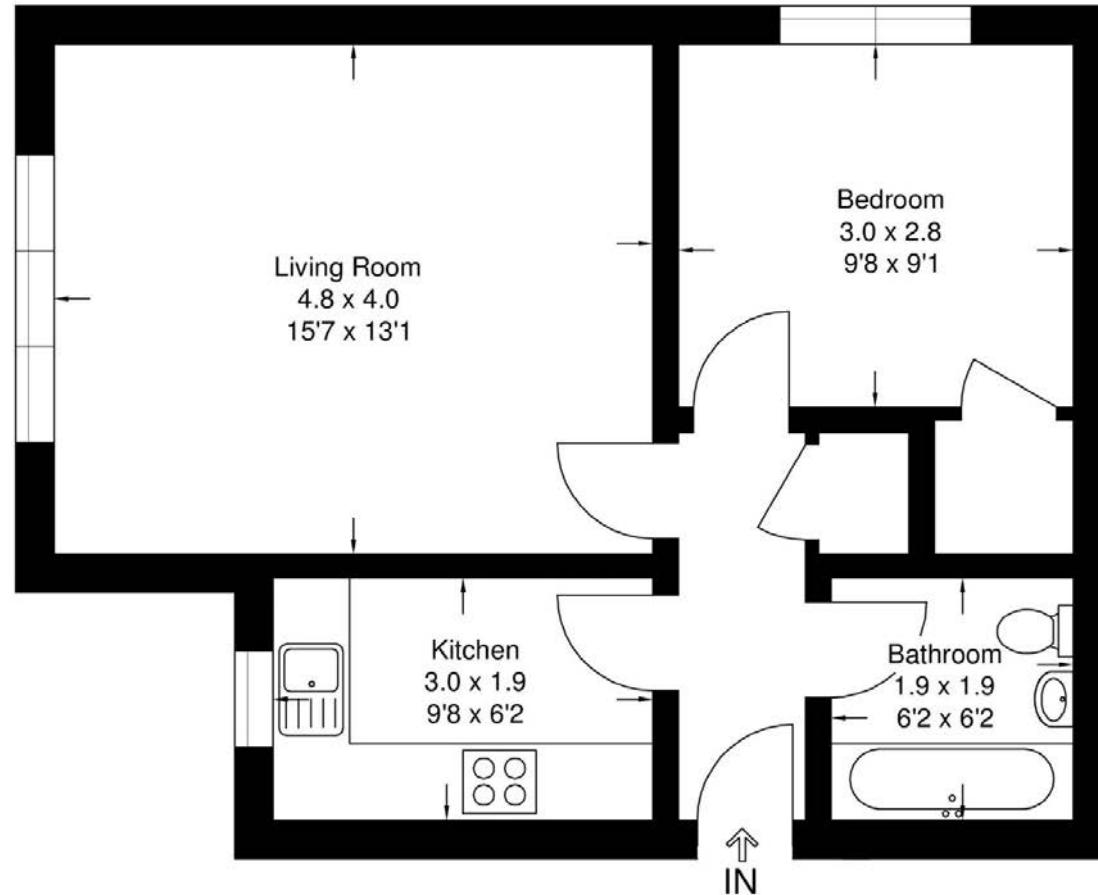
From Dunfermline head south via the A823 following the signs for the M90 towards the Forth Road Bridge. At exit one take the slip road left for the A921 towards Inverkeithing/Dalgety Bay and at the roundabout take the first exit onto the A921 Admiralty Road passing through two roundabouts then take the third exit onto Harbour Drive following the road down towards the River Forth and straight under the archway veering left where the property is signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

M o r g a n s

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