



48 Meadowfield
Dalgety Bay, Fife, KY11 9UT
Offers in the region of £150,000

Morgans



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Dalgety Bay
KY11 9UT

Excellent opportunity to acquire three bed semi detached villa in popular residential estate ideally suiting families and couples. Deceptively spacious throughout. Comprising entrance hall, storage, downstairs w.c, lounge, dining room, kitchen and on the upper level three double bedrooms and shower room. There are private gardens to the front and rear, large patio with decking and double driveway. The subjects benefits from gas central heating and double glazing. Early entry available. EPC RATING D



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

LOUNGE 15'9 X 10'6

KITCHEN 9'10 X 9'6

DINING ROOM 10'6 X 9'6

DOWNSTAIRS WC 6'7 X 4'7

BEDROOM 1 13'9 X 10'6

BEDROOM 2 11'6 X 10'6

BEDROOM 3 11'10 X 9'10

SHOWER ROOM 6'11 X 6'3

EXTRAS INC. IN SALE

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

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

On entering Dalgety Bay progress to Western Access Road and at the roundabout take the 1st exit onto Moray Way North and then left onto Meadowfield where the property is situated on the left hand side as 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.

AGENTS NOTE

This property is being sold 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. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

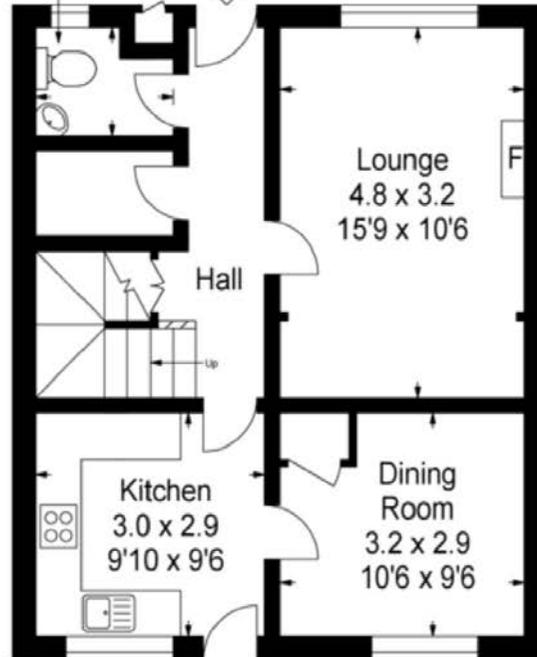






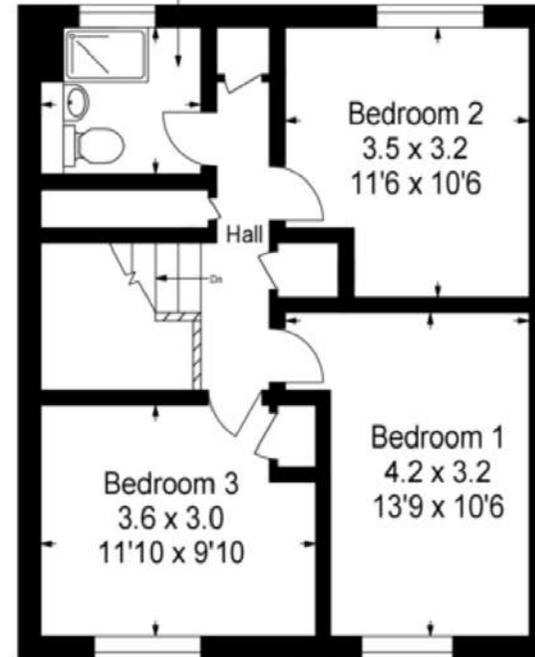
WC
2.0 x 1.4
6'7" x 4'7"

IN



Ground Floor

Shower
Room
2.1 x 1.9
6'11" x 6'3"



First Floor



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.

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