

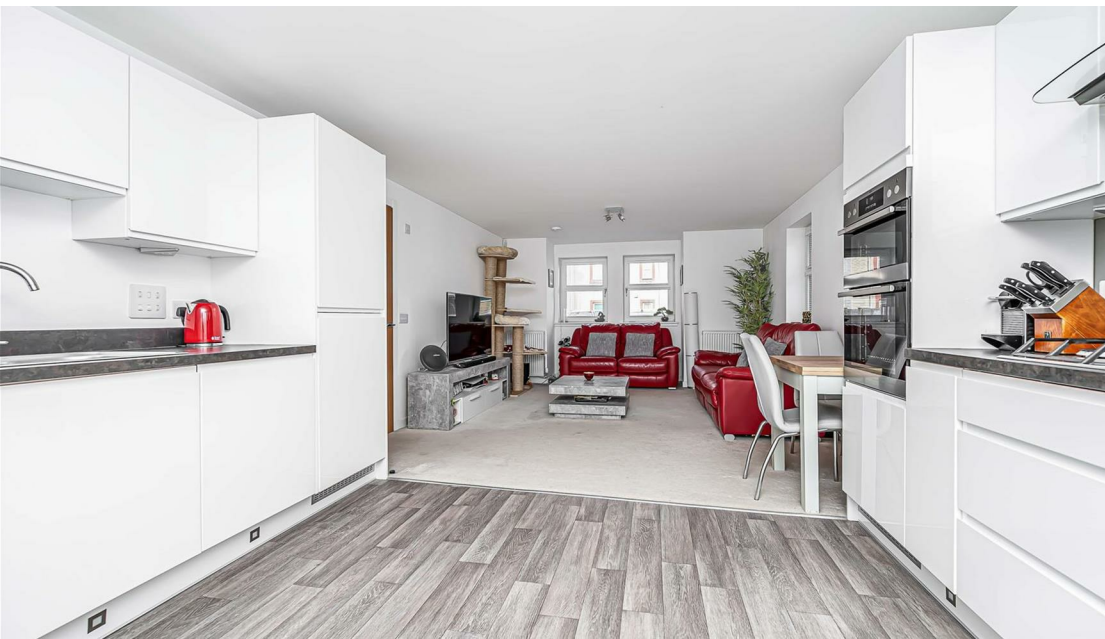
140 Harbour Place, Dalgety Bay, KY11 9AA
Offers Over £235,000







We are delighted to bring to the market this modern and stylish ground floor executive apartment built by Muir Homes (2019) to their usual high standard of fixtures and fittings. It benefits from an enviable position directly adjacent to the Forth Estuary. The subjects are offered in move in condition and briefly comprise secure entry phone system, well maintained communal entrance, private reception hallway with storage, open plan lounge with fully integrated kitchen and appliances. French doors lead to small paved section which belongs to the property which has space for table and chairs. There are two double bedrooms with master en-suite (both with built in storage) and bathroom with overhead off mains monsoon shower. There is private residents parking and ample visitors parking. The property is triple glazed with gas central heating. There are communal grounds surrounding which are under a factor. Early viewing is highly recommended to appreciate the accommodation throughout.





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.

EXTRAS INC. IN SALE / AGENTS NOTE

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

A factor charge of approximately £900.00 per annum and includes Buildings Insurance.

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 to the interlinked system installed in this property.

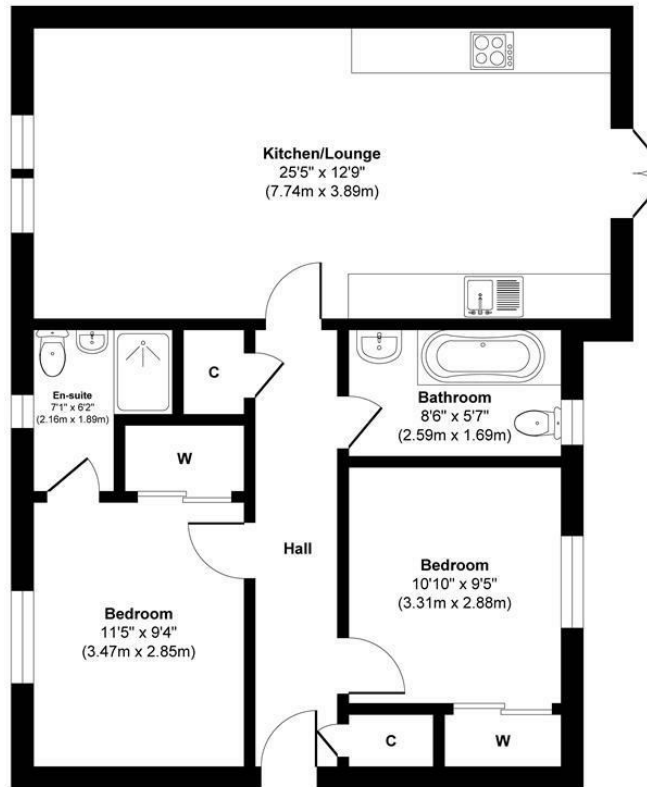


Morgans

PROPERTY







Floor Plan



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

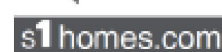


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.