

12A Pinnel Place, Dalgety Bay, KY11 9PB
Offers Over £220,000







Rarely available detached two bedroom bungalow situated in quiet cul-de-sac in popular residential area with sea views. The bungalow has its own private gardens around the property, fully enclosed to the rear with southerly private aspect. The accommodation is modern and well presented briefly comprising entrance hallway with storage, kitchen, lounge, two double bedrooms and shower room. Main bedroom benefits from direct access to the garden and views of the Forth. The property is double glazed with gas central heating, has a private driveway and detached single garage. Essential viewing.





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 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.

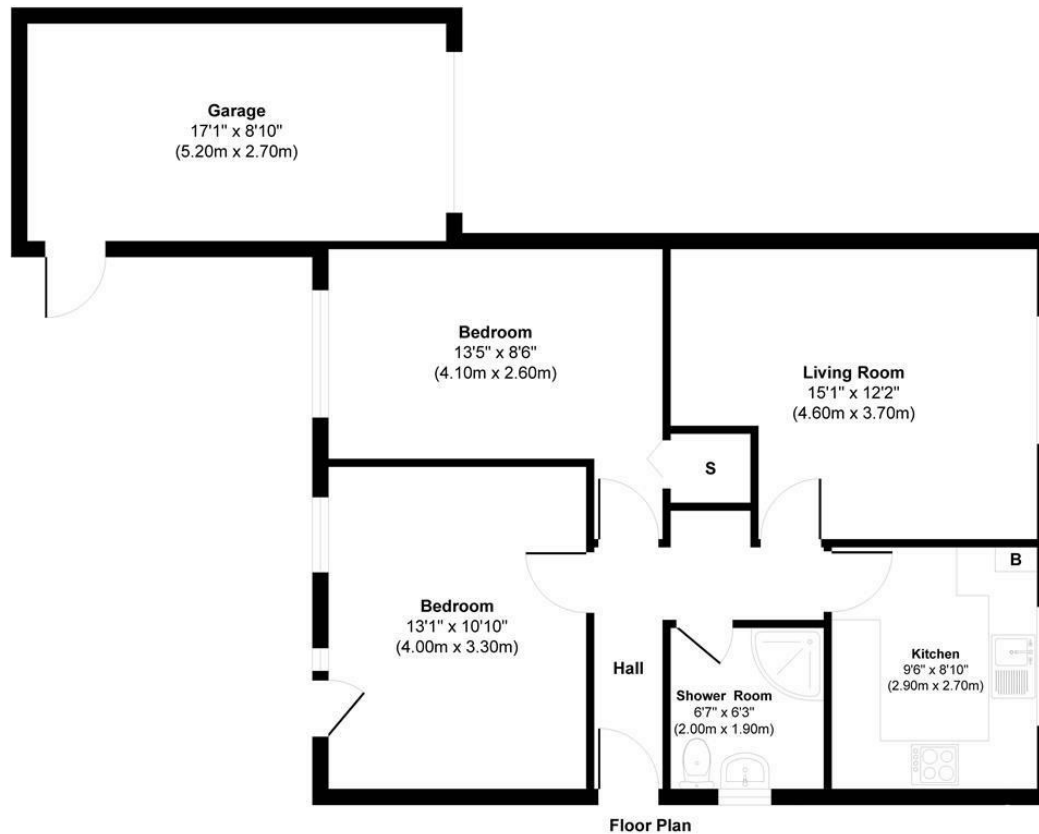
EXTRAS INC IN SALE / AGENTS NOTE

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

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.







Floor Plan



Approx. Gross Internal Floor Area 787 sq. ft / 73.14 sq. m

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

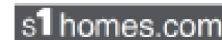


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have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