



**Morgans**  
PROPERTY

16 Woodlands Bank, Dalgety Bay, KY11 9SX  
Offers Over £175,000











Well appointed two bed semi detached villa ideal for small families and couples. Early entry available. The accommodation briefly comprises entrance porch, lounge and fitted kitchen with door to gardens on the ground floor. On the upper level two bedrooms and modern bathroom with shower. Access to attic. The property has double driveway and single detached garage. There are fully enclosed gardens to the rear providing a child and pet safe environment with shed. Double glazing and gas central heating.







## 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.

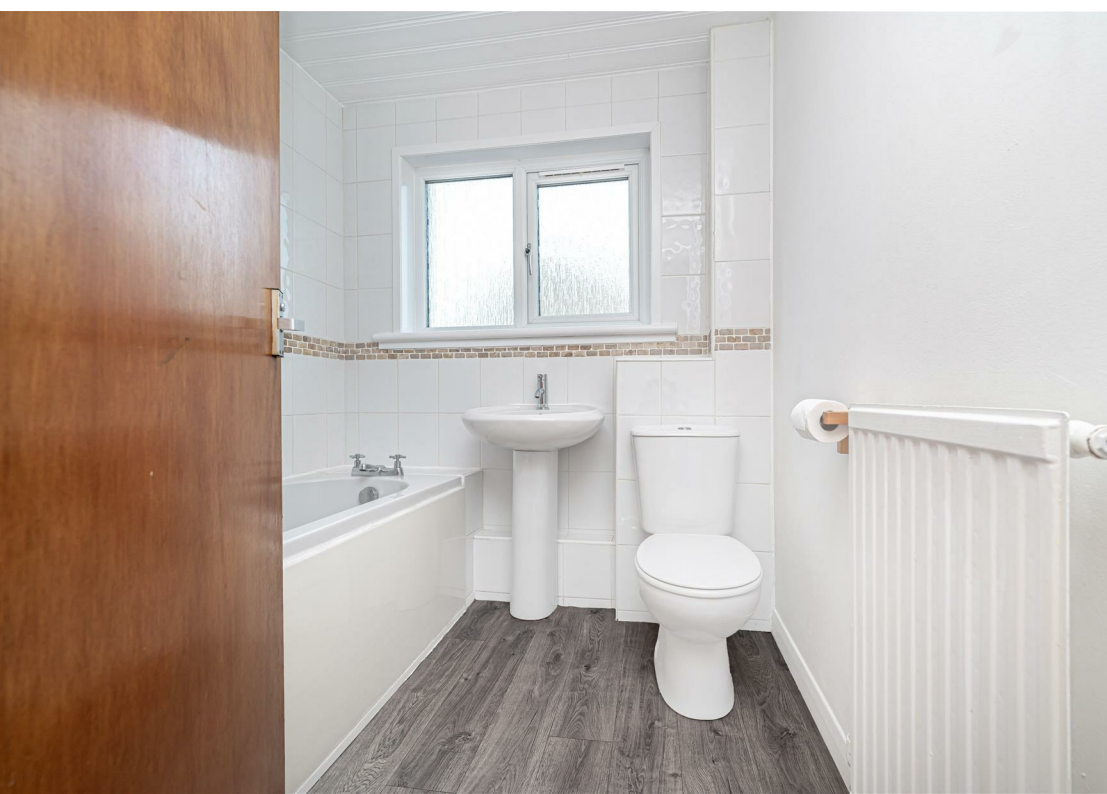
## EXTRAS INC IN SALE / AGENTS NOTE

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

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.

The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.





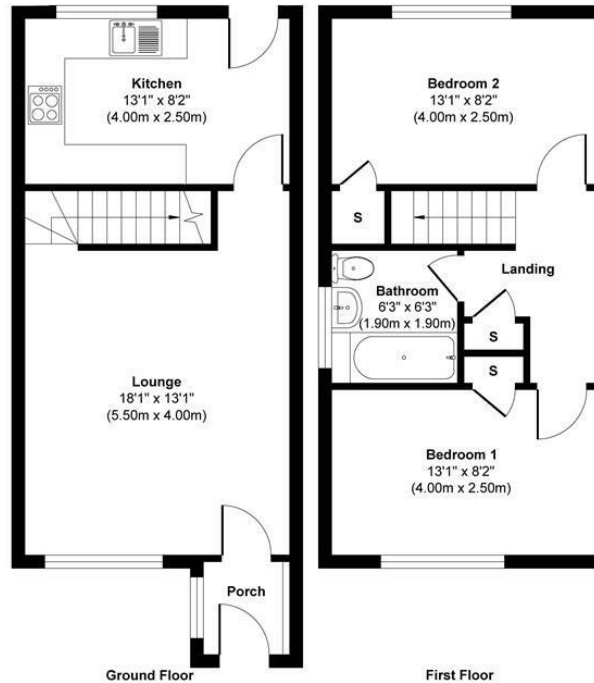












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