



3 East Wing Donibristle Gardens, Dalgety Bay, KY11 9DH
Offers Over £380,000







Forming part of a truly breath taking historic luxury waterfront development, this stylish double apartment forms part of the refurbished Grade A Listed East Wing of Donibristle House. Offering a unique and individual home within a beautiful coastal setting. The accommodation spread over two levels is bright, spacious and freshly presented and briefly comprises conservatory boasting spectacular views across the river Forth and leading to hallway, modern fitted dining kitchen, dining room, lounge and wc. On the upper level there is the principal bedroom with with en suite and two further bedrooms. Bedroom three is currently being used as a utility room. The property benefits from residents parking together with ample visitor parking. There are established and well maintained garden grounds which provide a tranquil and idyllic setting, ideally situated with access to a host of excellent local amenities. With close proximity to the M90 for access to Edinburgh/Perthshire and local railway stations this property is also an excellent option for the commuter. Essential viewing.





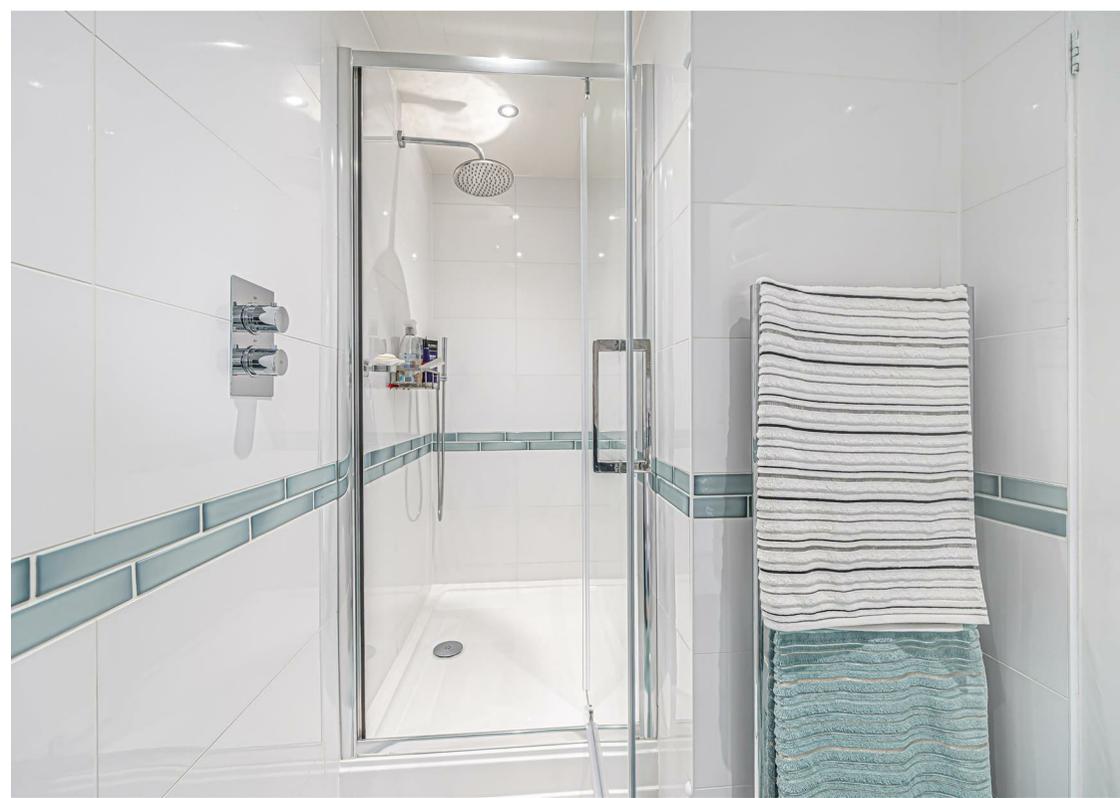
LOCATION

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.

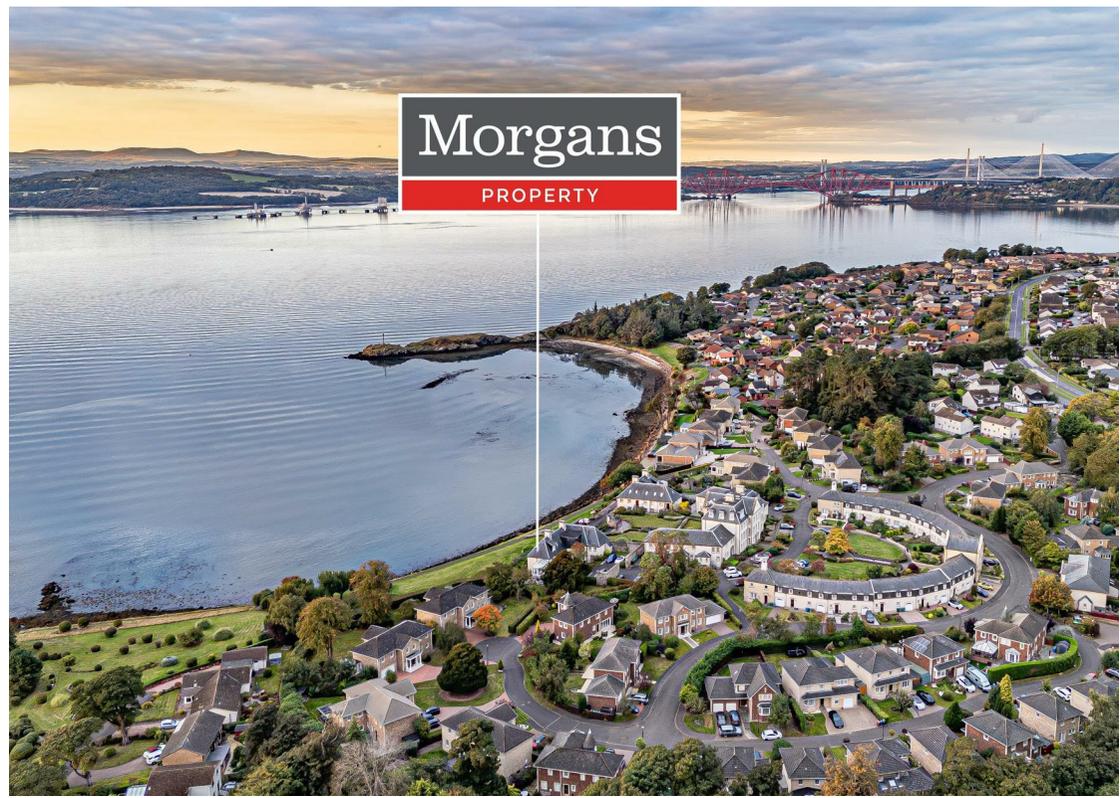
EXTRAS INC IN SALE / AGENTS NOTE

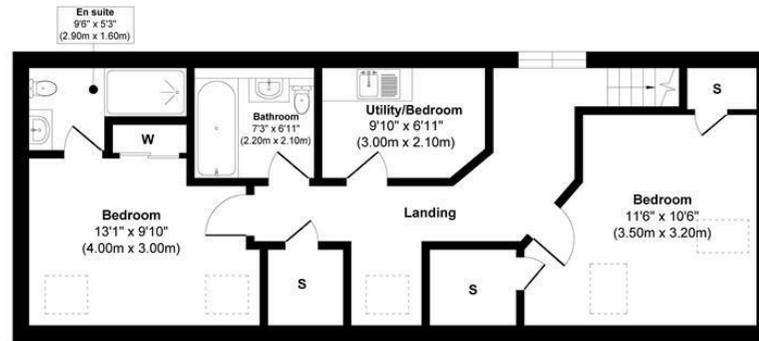
All floor coverings, blinds, bathroom and light fittings together with appliances. Furniture is available by separate negotiation.

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.

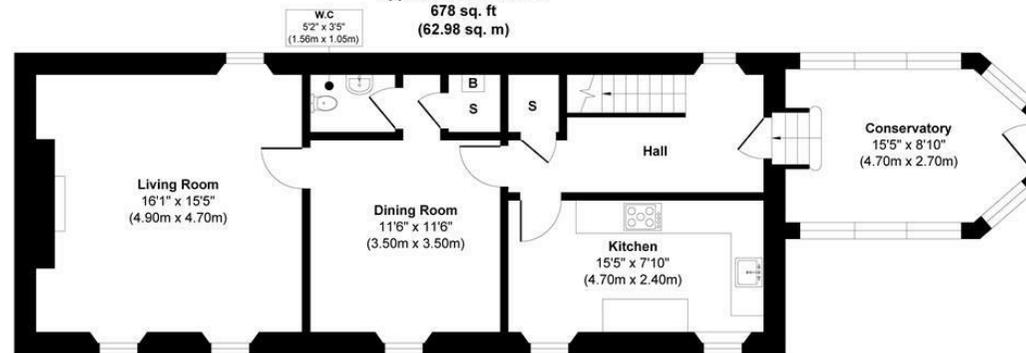








Second Floor
Approximate Floor Area
678 sq. ft
(62.98 sq. m)



First Floor
Approximate Floor Area
826 sq. ft
(76.78 sq. m)



Approx. Gross Internal Floor Area 1504 sq. ft / 139.76 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.