



Morgans

PROPERTY

18 Letham Gait, Dalgety Bay, KY11 9GT

Offers Over £269,950





Three-bedroom detached home



Three bedrooms



Lounge, dining room and kitchen



Bathroom and showeroom



Conservatory to the rear



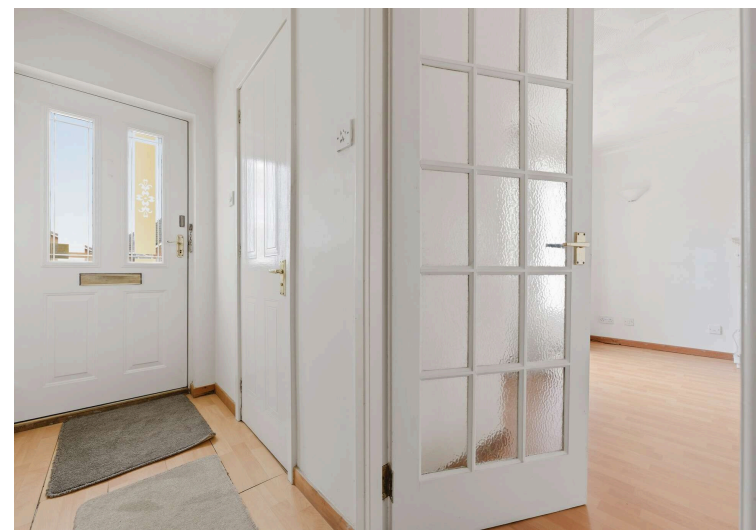
Ground floor W.C.



EPC Rating -



Council Tax Band -





Welcome

Refurbishment required and Sold as Seen. Nicely appointed within the estate is this three-bedroom detached home offering well-proportioned accommodation over two floors, suitable for a family or those seeking a comfortable light and airy home in the popular town of Dalgety Bay. The ground floor provides a lounge, a separate dining room, kitchen and a W.C facilities. A conservatory to the rear extends the living space and provides access to the garden. An entrance porch completes the ground floor. The first floor comprises three bedrooms with principal bedroom having shower cubicle and wash basin together with bathroom - a practical combination for a busy household. Two of the bedrooms benefit from built-in storage, with a further cupboard on the landing. A detached garage provides secure parking or additional storage with driveway. The gardens are enclosed providing a child and pet safe environment. Situated in Dalgety Bay, KY11 9GT, the property is within easy reach of local amenities, schools, and transport links including Dalgety Bay railway station.



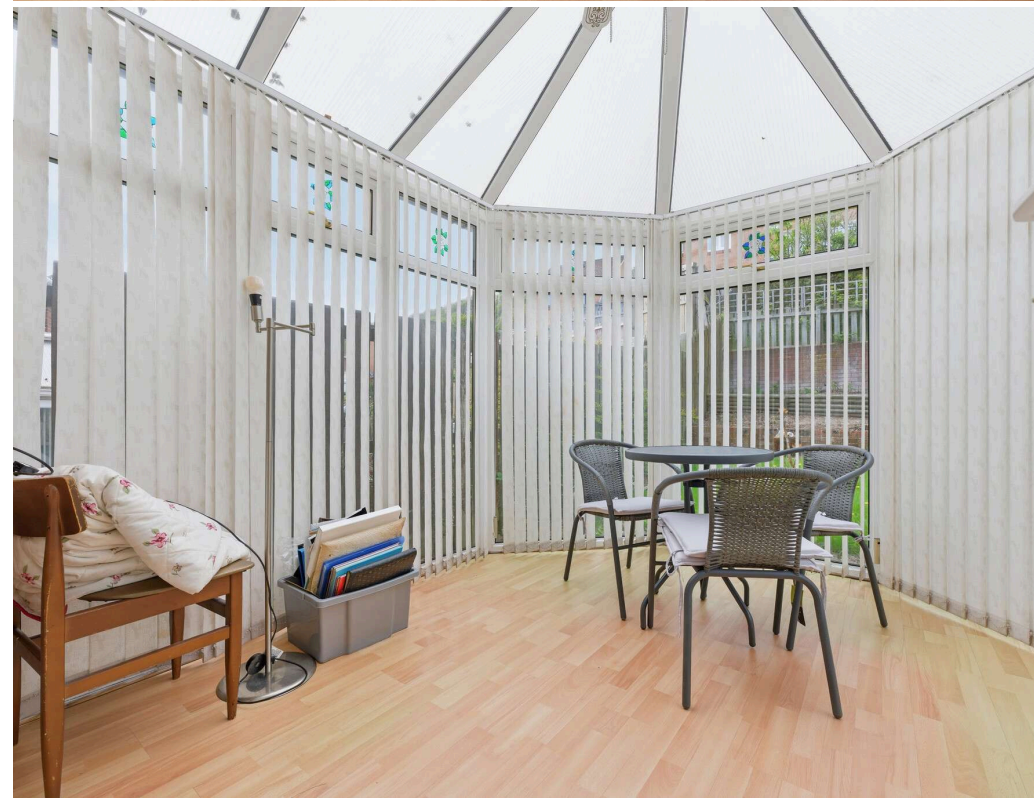


EXTRAS INC. IN SALE/AGENTS NOTE

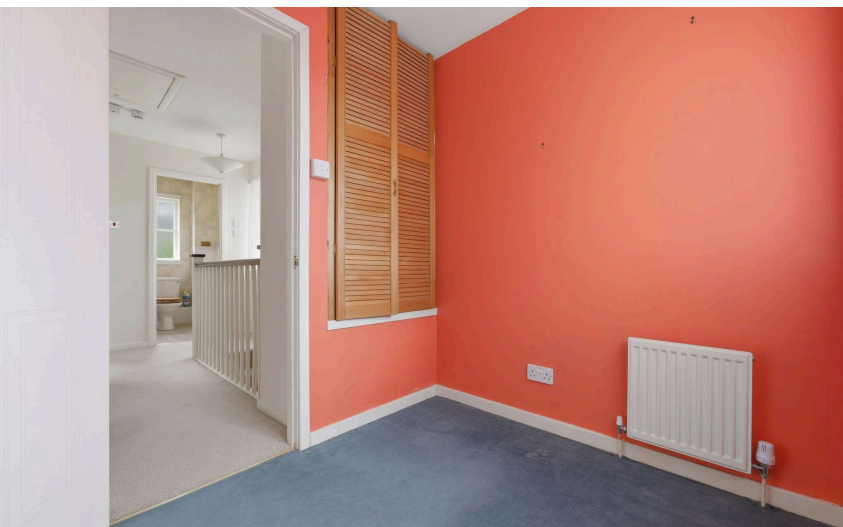
All floorcoverings, blinds, bathroom and light fittings together with integrated and freestanding appliances.

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.

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.









Dalgety Bay

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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

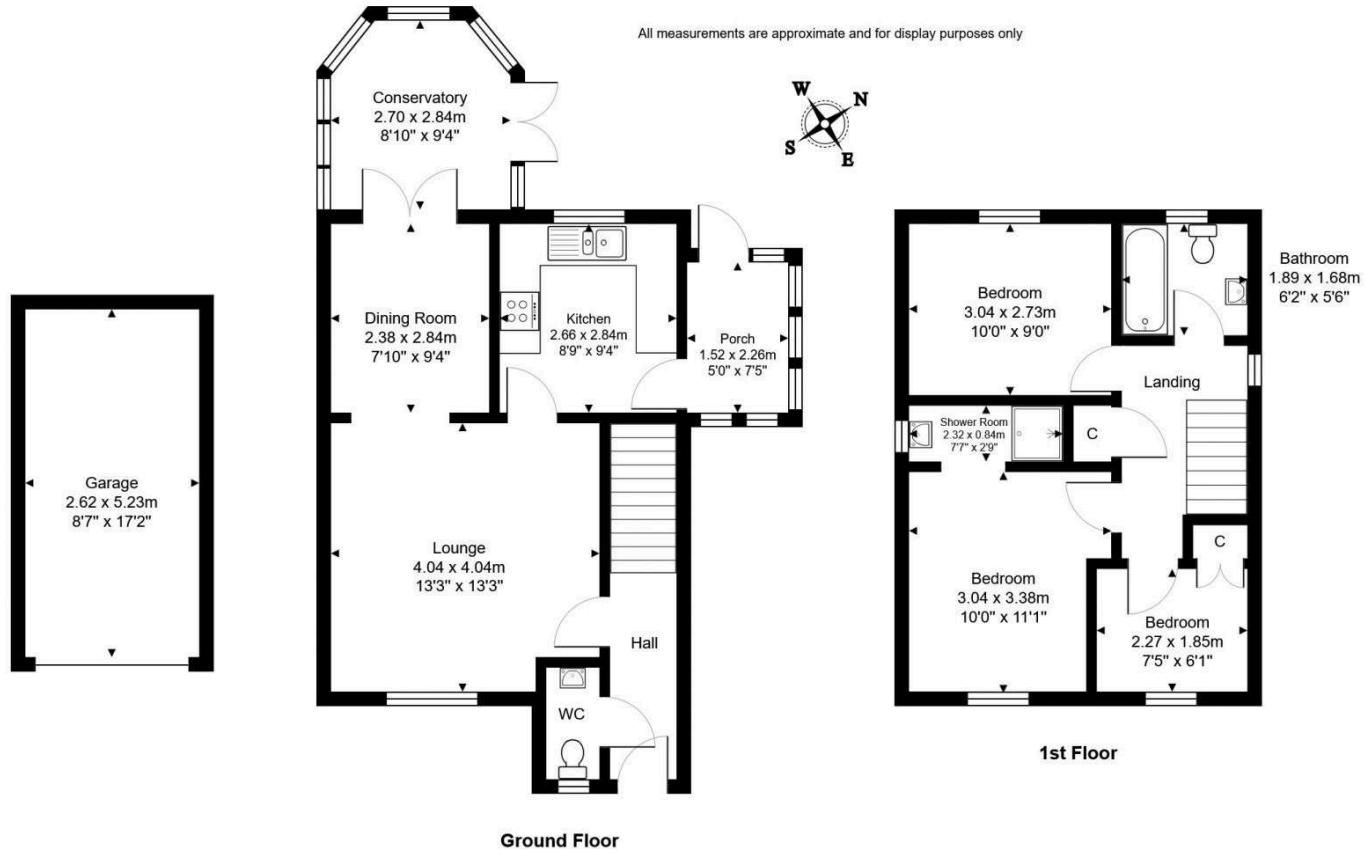


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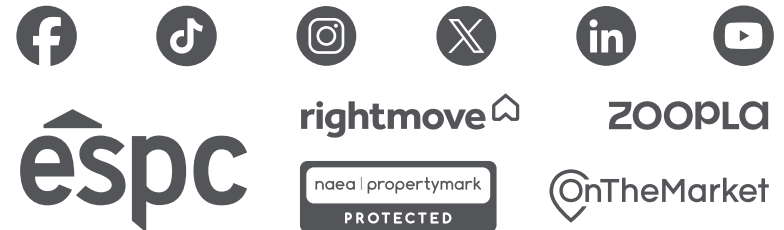
Total Area: 86.5 m² ... 932 ft² (excluding garage)



All measurements are approximate and for display purposes only



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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.