



Morgans

PROPERTY

16 Pentland Court, Dalgety Bay, KY11 9NN

Offers Over £220,000





Ent Porch & Hallway



Three Bedrooms



Lounge



Shower Room



Dining Kitchen



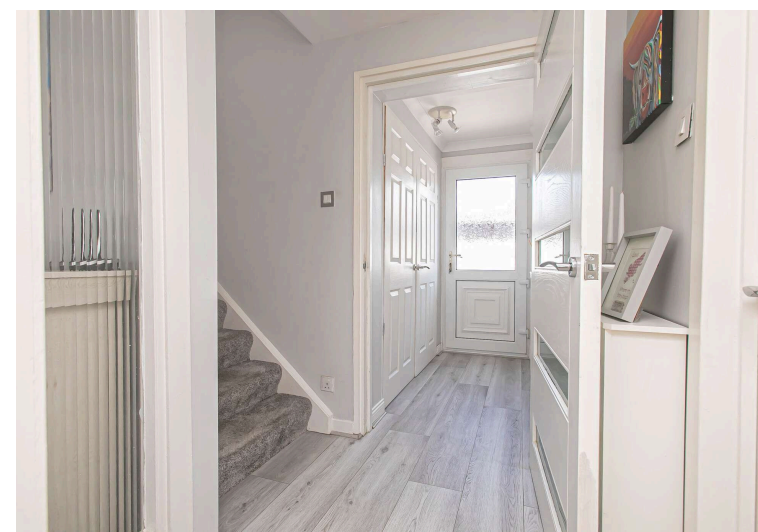
Garage Driveway Garden



EPC Rating -



Council Tax Band -





## Welcome

An outstanding and truly unique three-bedroom semi-detached family home offering a remarkable range of additional features that set it well apart from the ordinary. Set within a popular cul-de-sac in the highly sought-after residential area of Dalgety Bay, this property offers an exceptional lifestyle package - from a private outdoor spa and summer house to a large attic via ladder and generous garage - making it one of the most exciting homes to come to market in the area. The ground floor is impressively appointed, anchored by a stunning 17-foot open-plan dining kitchen - a superb and sociable family cooking and dining space. A comfortable lounge provides a relaxed main reception area, whilst a downstairs WC and garage complete the practical ground-floor layout. Upstairs, three well-proportioned bedrooms are served by a family bathroom. The principal bedroom is a generous 13-foot room, whilst two further bedrooms provide comfortable and versatile accommodation throughout. The property's external and additional spaces are truly exceptional. In the garden, a private spa - ideal for year-round relaxation - sits alongside a charming summer house, creating an enviable outdoor retreat with further decked area also. A separate garage and electric car charger completes this remarkable package.



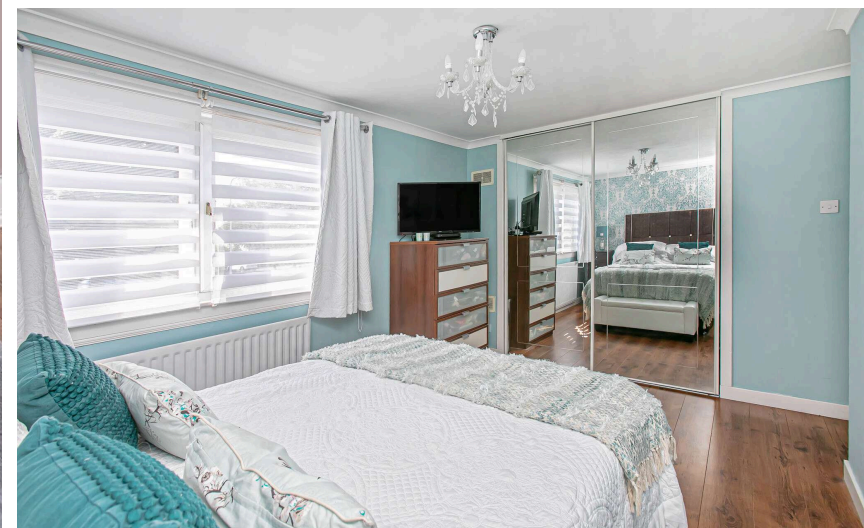
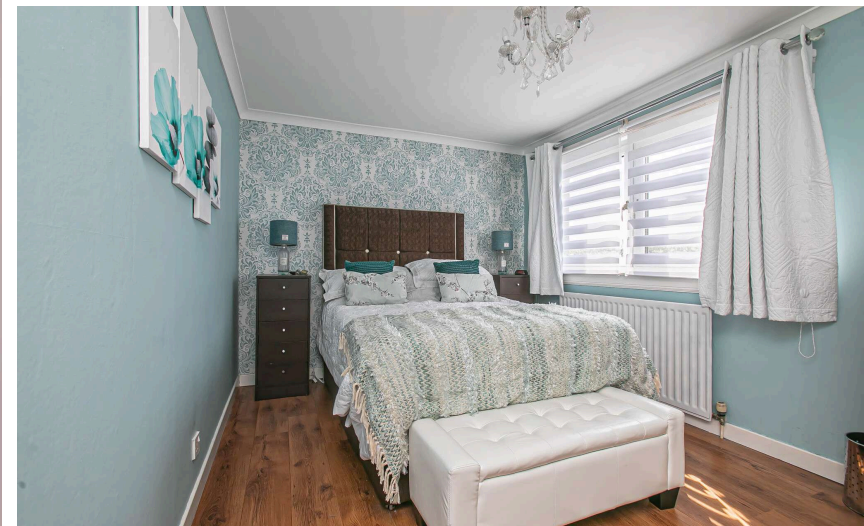


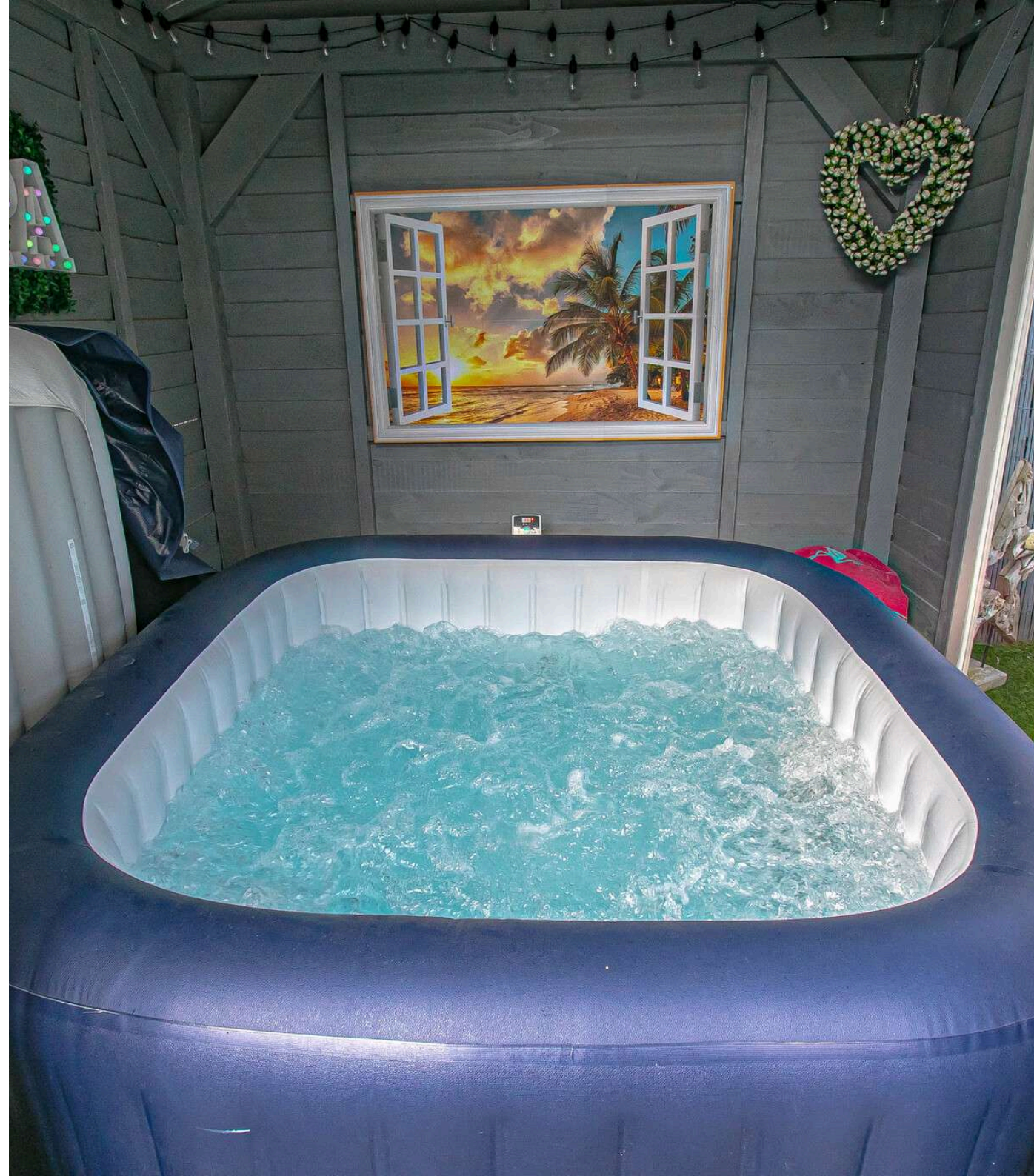
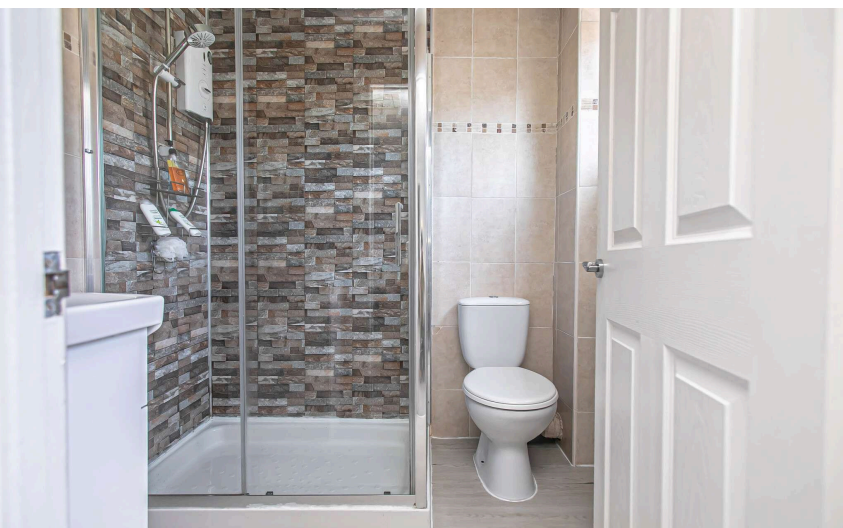
## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, 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.









## Dalgety Bay

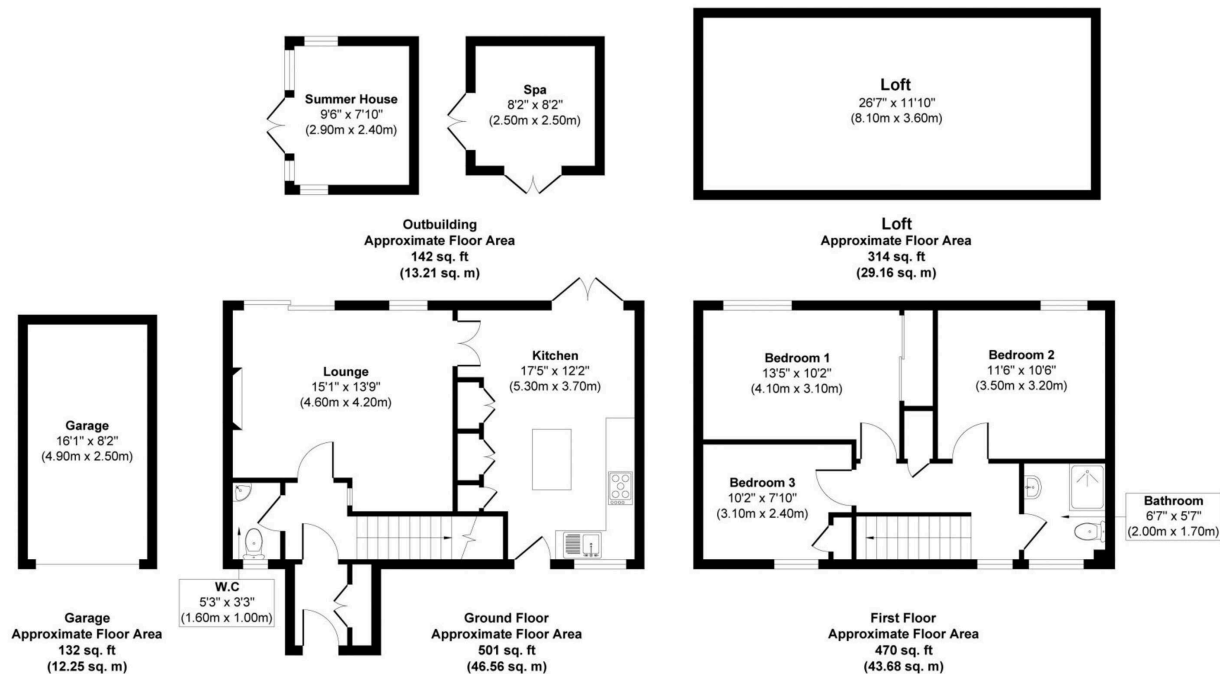
Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarkets, leisure centre, restaurants/ bars and primary schooling. Secondary schooling 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.



**Pentland Court, Dalgety Bay, KY11 9NN**

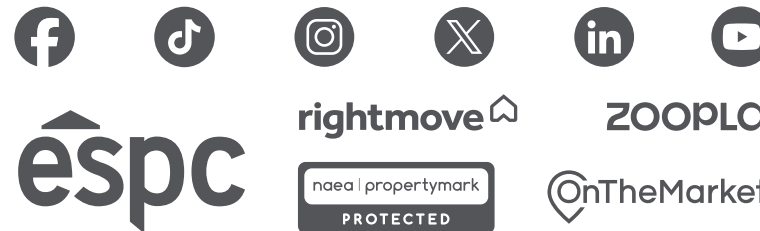


Approx. Gross Internal Floor Area 1559 sq. ft / 144.86 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.