



Morgans

PROPERTY

62 Spinnaker Way, Dalgety Bay, KY11 9GU

Fixed Price £210,000



2



2



1





Well-proportioned two-bedroom 2nd floor flat



Impressive 17ft living room



Garage & Driveway



EPC Rating -



Well-equipped fitted kitchen



Principal bedroom with en-suite



Generous second double bedroom



Council Tax Band -



Welcome

With beautiful river views this well-proportioned two-bedroom second floor flat offers approximately 791 square feet of accommodation in the popular coastal town of Dalgety Bay. An impressive 17-foot living room forms the heart of the home, with double doors opening onto a private balcony, ideal for relaxing outdoors. The adjoining dining kitchen is well-equipped with ample storage and worktop space. Both bedrooms are generous doubles, with the principal bedroom benefiting from its own en-suite shower room and built-in wardrobe. A modern family bathroom completes the accommodation, along with additional storage throughout. The apartment further benefits from its own private garage and driveway at the front of the building. Located in Dalgety Bay, the property is well placed for the train station, coastal walks, local schools, and amenities, making it an excellent choice for professionals or those seeking easy commuter links.





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.





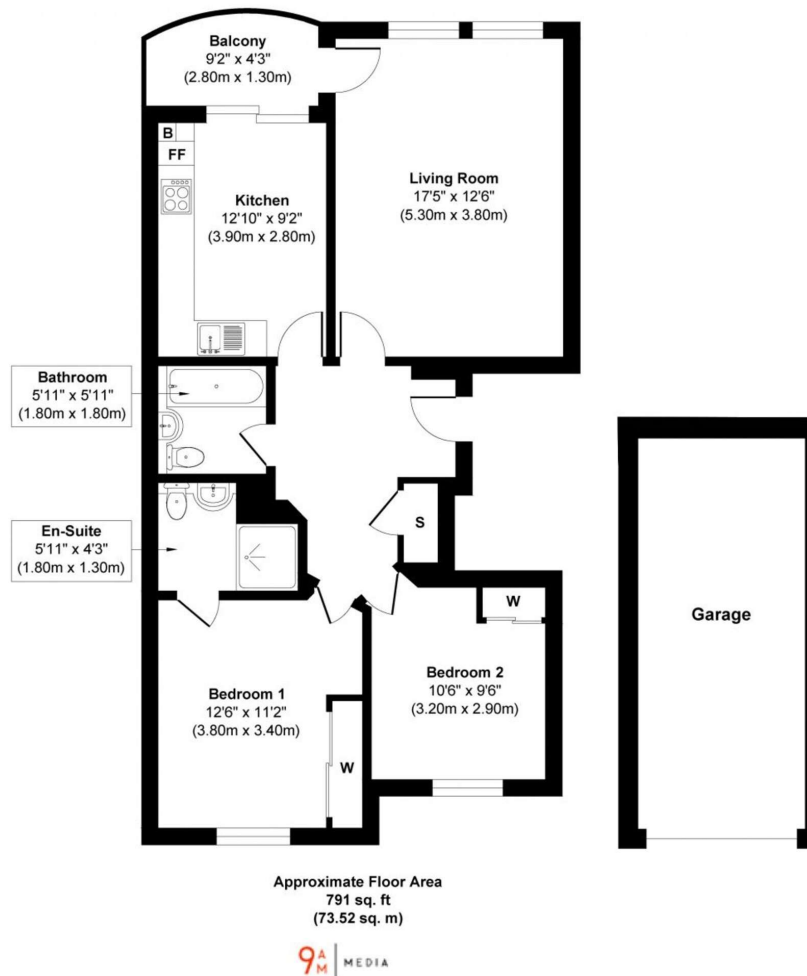
Dalgety Bay

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. 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.



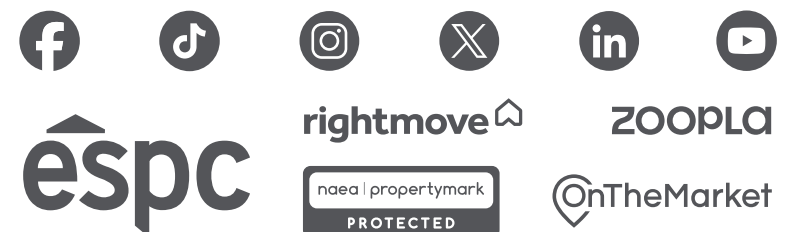


Approx. Gross Internal Floor Area 791 sq. ft / 73.52 sq. m

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



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.