



Morgans

PROPERTY

62 Letham Way, Dalgety Bay, KY11 9FT

Offers Over £205,000



2



1



1



C



Well-presented two-bedroom home



Modern shower room



Spacious living room



Two good-sized bedrooms



Fitted kitchen with storage



Turned staircase



EPC Rating - C



Council Tax Band - B



Welcome

This well-presented two-bedroom home offers comfortable, well-planned accommodation across two floors, in a popular part of Dalgety Bay. The ground floor is home to a generously proportioned living room, providing excellent space for both relaxing and entertaining. The kitchen sits just off the living room, fitted with a good range of units and benefiting from handy built-in storage. Stairs lead up to the first floor, where two well-proportioned bedrooms are found, both offering comfortable dimensions for a range of furniture layouts. A modern shower room, fitted with a three-piece suite and benefiting from a built-in storage cupboard, completes the accommodation. Situated on Letham Way, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers or investors.





EXTRAS INC. IN SALE/AGENTS NOTE

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



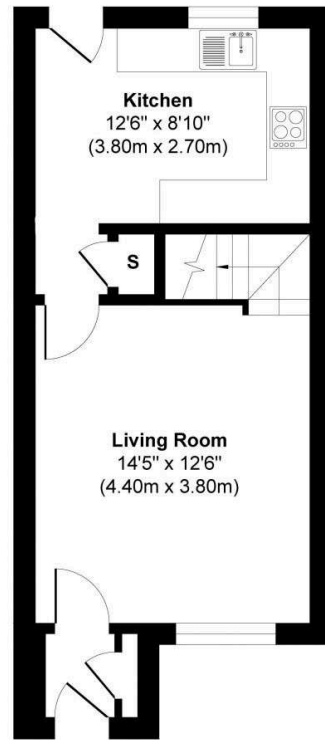


Dalgety Bay

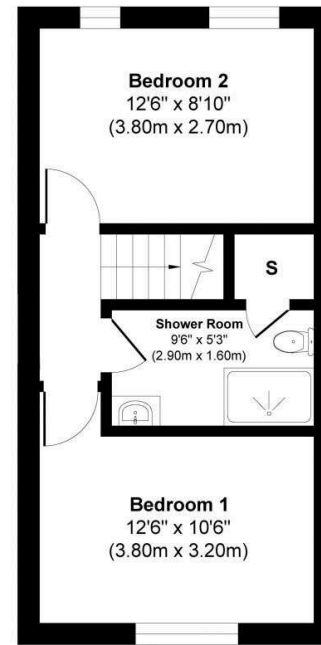
Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarkets, leisure centre, restaurants/ bars and primary schooling. Secondary schooling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



Ground Floor
Approximate Floor Area
356 sq. ft
(33.12 sq. m)



First Floor
Approximate Floor Area
336 sq. ft
(31.27 sq. m)



Approx. Gross Internal Floor Area 692 sq. ft / 64.39 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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