



Morgans

PROPERTY

14 Rosebery View, Dalgety Bay, KY11 9YH

Offers Over £365,000



3

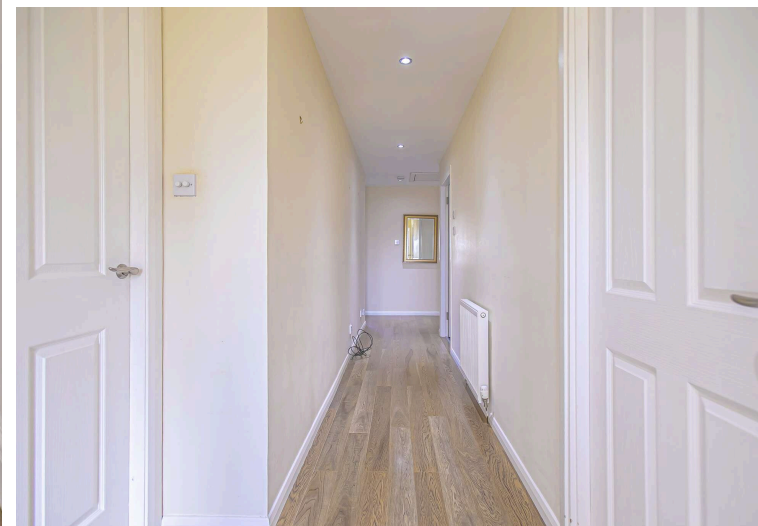


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1





Spacious single-storey three-bedroom home



Separate utility room



Impressive 17ft living room



Principal bedroom with en-suite



Vast 21ft kitchen/dining room



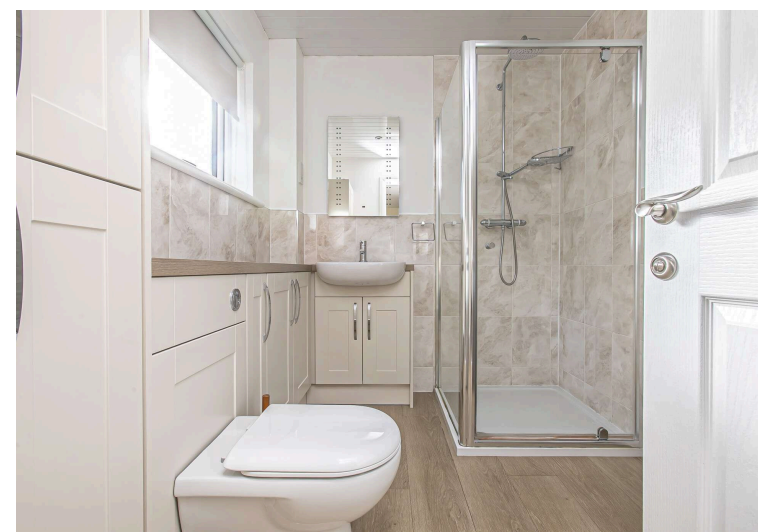
Two further well-sized bedrooms



EPC Rating -



Council Tax Band -





Welcome

This spacious three-bedroom home offers approximately 1,170 square feet of well-planned, single-storey accommodation in the popular coastal town of Dalgety Bay, ideal for families, downsizers, or those seeking easy level living. An impressive 17-foot living room provides a bright, welcoming space for relaxing and entertaining, while the vast 21-foot kitchen/dining room offers excellent space for family meals and everyday life. A separate utility room and useful storage cupboards add valuable practicality. Three well-proportioned bedrooms are served by a family bathroom with a bath, with the principal bedroom further benefiting from its own en-suite shower room and built-in wardrobes. There are well maintained gardens to the front and back with driveway leading to detached single garage. 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 families or those seeking convenient, single-storey living.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold 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. 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.





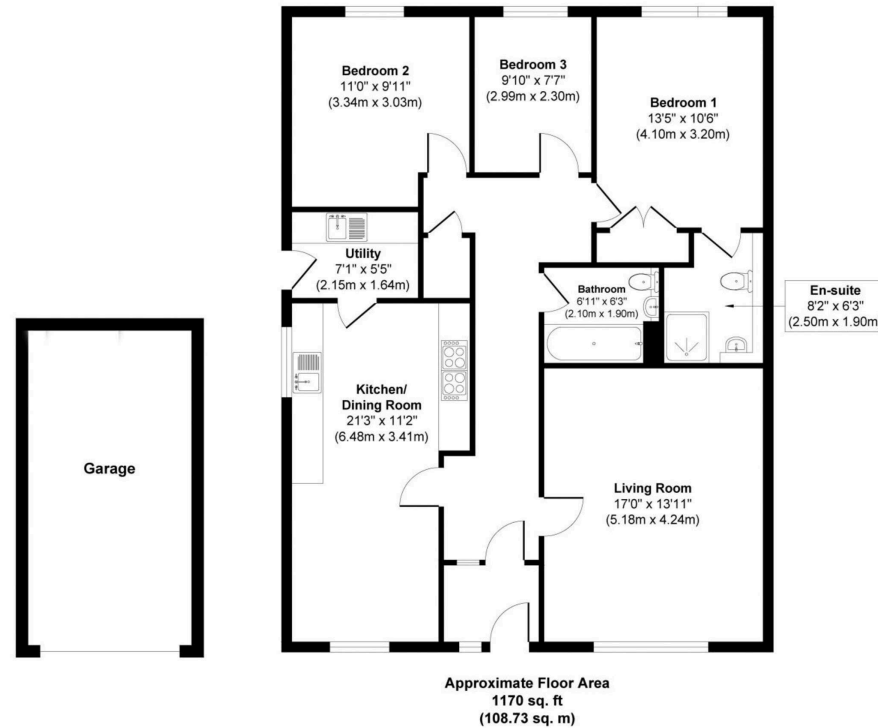
Dalgety Bay

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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Approx. Gross Internal Floor Area 1170 sq. ft / 108.73 sq. m

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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.