

Morgans PROPERTY

11 Cramond Place, Dalgety Bay, KY11 9LS

Offers Over £265,000

3 2







- Three-bedroom home over two floors
- Integral garage with adjoining store
- Principal bedroom with wardrobe and en suite shower room
- EPC Rating -
- Separate lounge and dining room
- Downstairs WC
- Fitted kitchen
- Council Tax Band -











Welcome

With stunning views over the Forth this three-bedroom detached home at 11 Cramond Place, Dalgety Bay extends to 92.6 m² (997 ft²), excluding the garage and store, and is arranged over two floors. The ground floor offers a welcoming hallway, bright lounge, separate dining room, fitted kitchen and a downstairs WC. An integral garage with adjoining store provides further storage and parking. Upstairs, the landing leads to three bedrooms, the principal of which benefits from fitted wardrobes, two further bedrooms complete the accommodation, served by additional storage on the landing. The property benefits from a beautiful plot with landscaped gardens to the front rear and side with decked area at the front door with seating area. There is also a driveway leading to the garage.







Extras Inc. in Sale/Agents Note

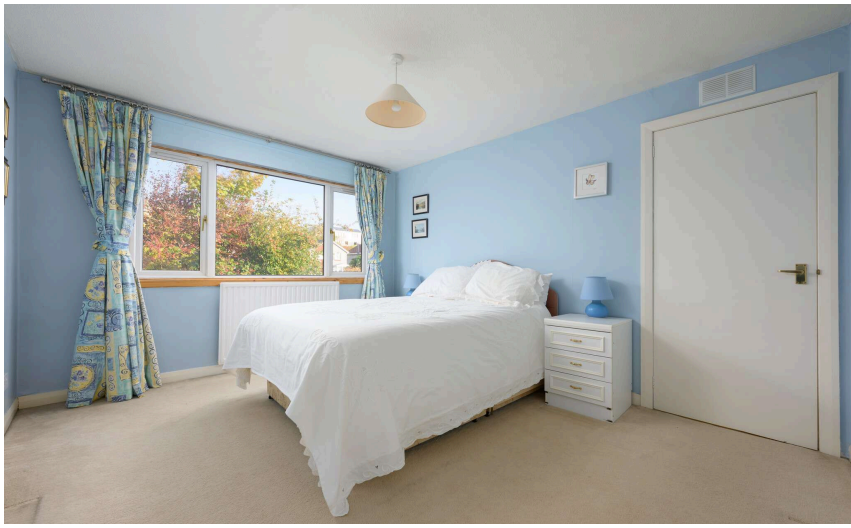
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

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.



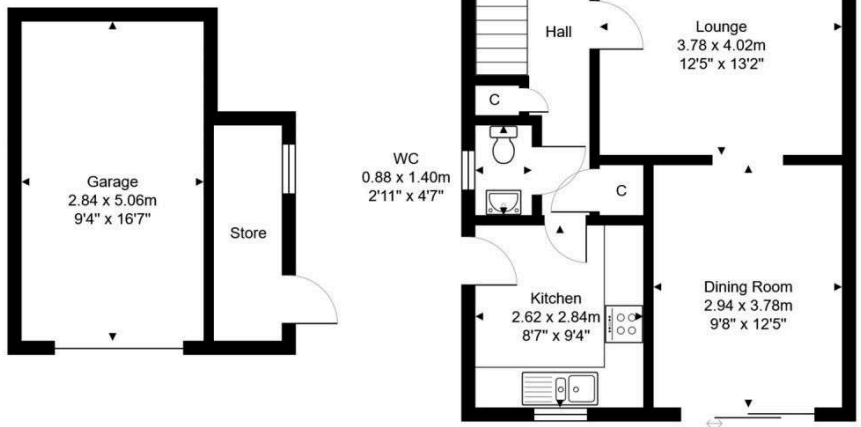
Morgans Property Package

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.

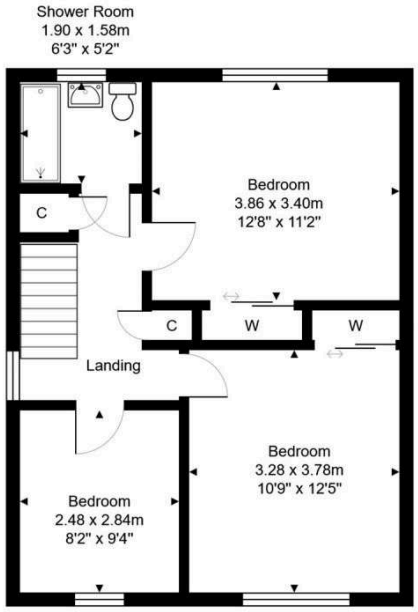
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Total Area: 92.6 m² ... 997 ft² (excluding garage, store)

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans
PROPERTY

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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.