



**Morgans**  
PROPERTY

29 Seton Place, Dalgety Bay, KY11 9JR  
Offers Over £220,000











CLOSING DATE FRIDAY 17 MAY 2024 @ 12 NOON Nicely positioned within quiet cul-de-sac is this lovely semi detached villa with converted garage providing an additional fourth bedroom with en-suite facilities. The property is generous and modern throughout briefly comprising entrance vestibule with storage. Front facing lounge with understair cupboard, dining kitchen and separate utility room. On the upper level there are three further bedrooms and family bathroom. Access to attic. The gardens and grounds are well maintained and fully enclosed providing a child and pet safe environment. There is raised decking and patio area, an idyllic outdoor haven which is not overlooked offering privacy. The property is double glazed with gas central heating together with double driveway.







#### LOCATION

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 supermarket, post office, leisure centre 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.

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

All floor coverings, 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 to the interlinked system installed in this property.





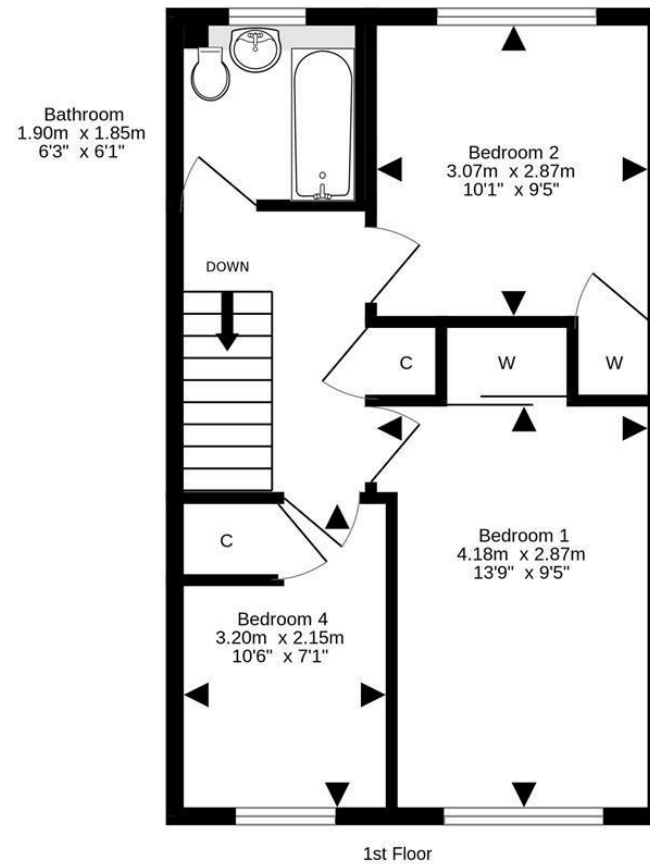
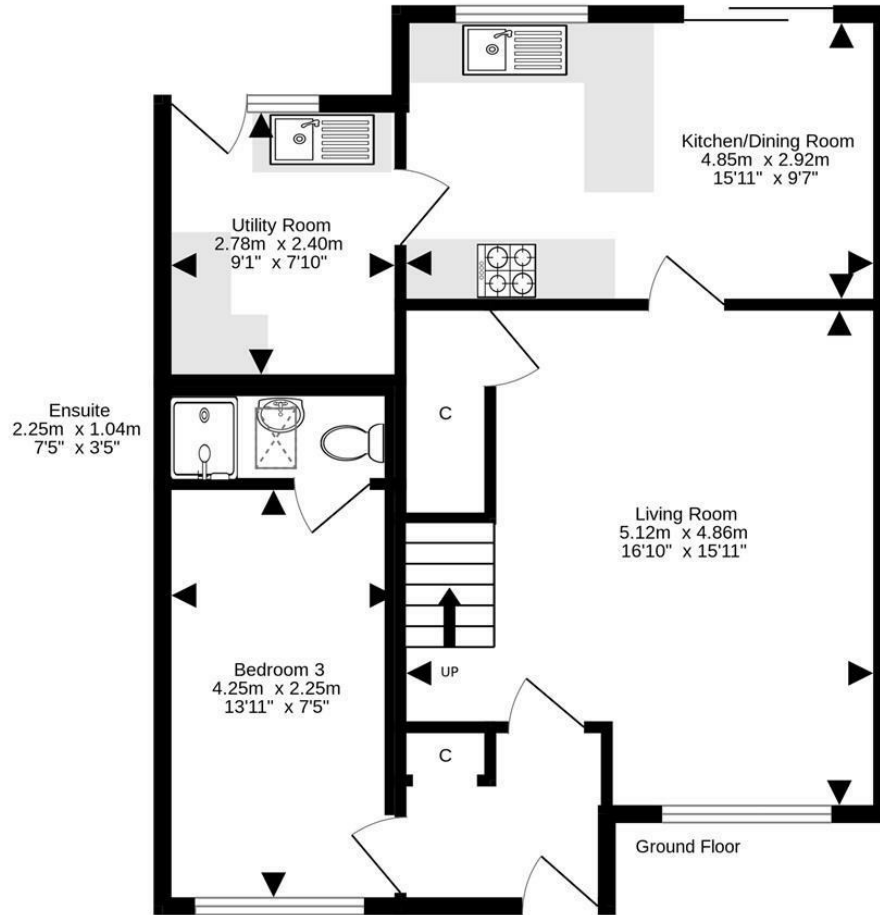












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naeal propertymark

PROTECTED

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.