

10 Forth Court, Dalgety Bay, KY11 9SF
Offers Over £185,000







Excellent opportunity to acquire this extended end terraced villa occupying corner plot within cul-de-sac. There is residents parking and ample visitors parking. The property briefly comprises entrance hall, w.c facilities, lounge, breakfasting area and dining kitchen with French doors to garden and double bedroom on the ground floor with fitted wardrobes. On the upper level there are a further two double bedrooms and single room or ideal as an office. A family bathroom with overhead electric shower completes the property. Access to attic. There are easy to maintain gardens to the front and rear. The property is double glazed with gas central heating.





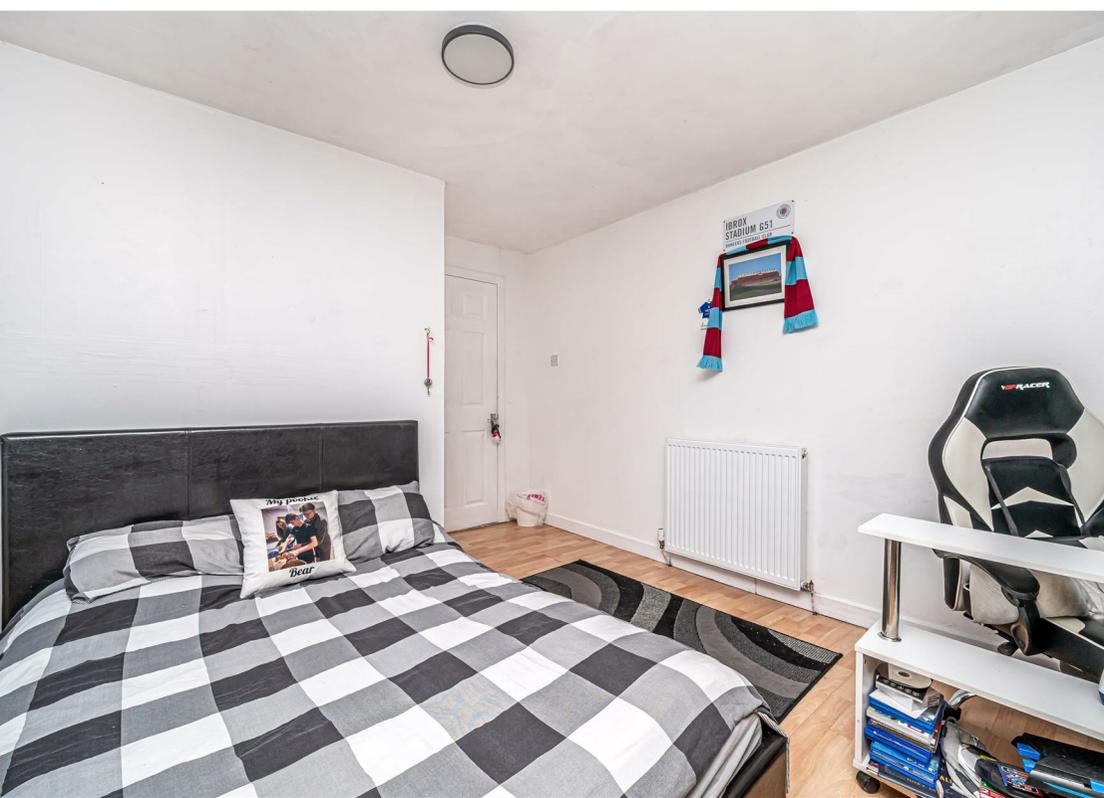
LOCATION

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 and garden shed.

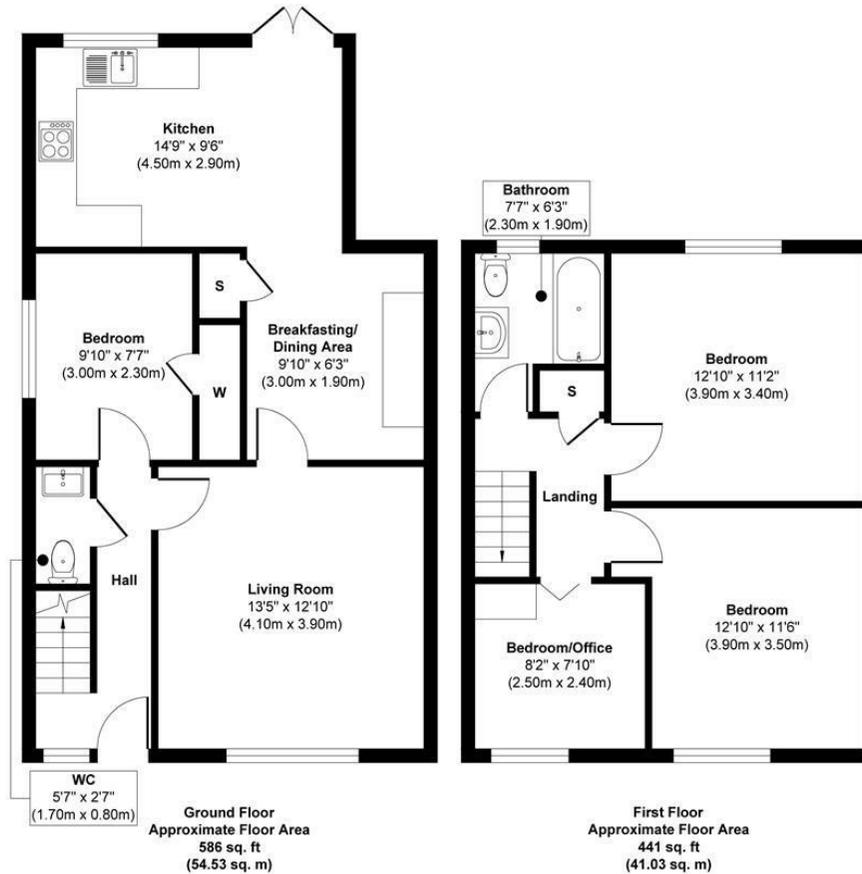
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.





ALWAYS REMEMBER...
YOU ARE
BETTER THAN YOU BELIEVE
STRONGER
THAN YOU SEEM
Smarter THAN YOU THINK
AND LOVED
MORE THAN YOU KNOW





Approx. Gross Internal Floor Area 1027 sq. ft / 95.56 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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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.