



Morgans

PROPERTY

13 Meadowfield, , Dalgety Bay, KY11 9UU

Offers Over £225,000



Unl



Entrance Hall W.C



Family Room



Lounge & Dining Room



3 Double Bedrooms



Kitchen



Bathroom



EPC Rating - Unknown



Council Tax Band - Unknown



Welcome

Nicely positioned within the estate is this ideal family home which has been extended to provide extra living space. This three bedroom semi detached villa is generous throughout and early viewing is essential. The property briefly comprises entrance hall, storage, w.c facilities, lounge, dining room, family room and fitted kitchen. On the upper level there are three double bedrooms, good storage and family bathroom. Access to attic. The grounds are mainly laid to lawn with patio area, they are fully enclosed providing a child and pet safe environment. The driveway leads to single garage with up and over door. The subjects are double glazed with gas central heating.





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 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: 123.3 m² ... 1327 ft²

All measurements are approximate and for display purposes only



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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.