



Morgans

PROPERTY

10 Wayfarers Way, Dalgety Bay, KY11 9GQ

Offers Over £395,000





Substantial six-bedroom family home



Utility room



Spacious lounge and separate family room



Ground floor WC



Large open-plan kitchen and dining area



Principal bedroom with en-suite



EPC Rating - C



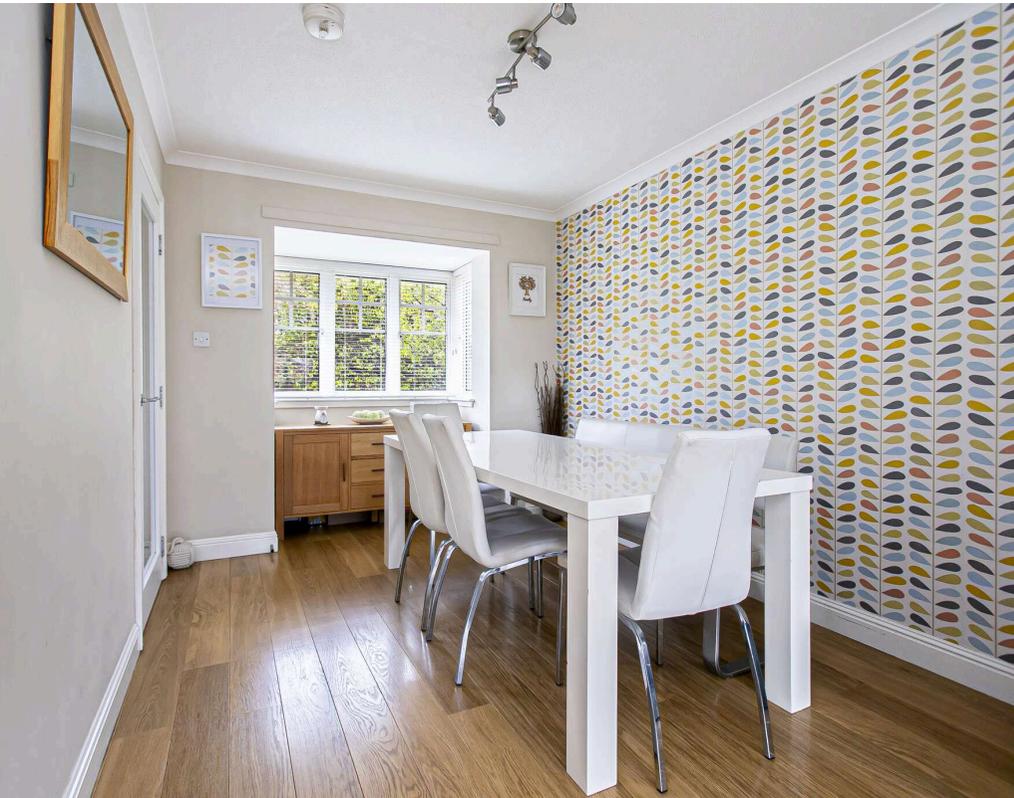
Council Tax Band - F





Welcome

This substantial and beautifully presented extended family home offers extensive and versatile accommodation over two levels, ideal for modern family living and situated on an enviable corner plot. The property provides nice views over woodland areas from the front and rear. The ground floor comprises a welcoming entrance hall leading to a spacious lounge, along with an impressive open-plan kitchen and dining room providing an excellent space for entertaining and everyday living. A separate family room offers additional flexibility, while a utility room and convenient WC complete the ground floor. Upstairs, the property features six bedrooms, including a generous principal bedroom with en-suite facilities. A family bathroom serves the remaining bedrooms, with excellent storage available throughout. Externally, the property is further enhanced by a detached garage, providing secure parking for several vehicles to the front and rear. The gardens are well maintained providing a child and pet safe environment with feature decking and seating areas, an excellent home for entertaining. Situated within the highly sought-after area of Dalgety Bay, the property enjoys a prime location close to local amenities, reputable schooling, and excellent transport links, including rail connections and easy access to the M90.



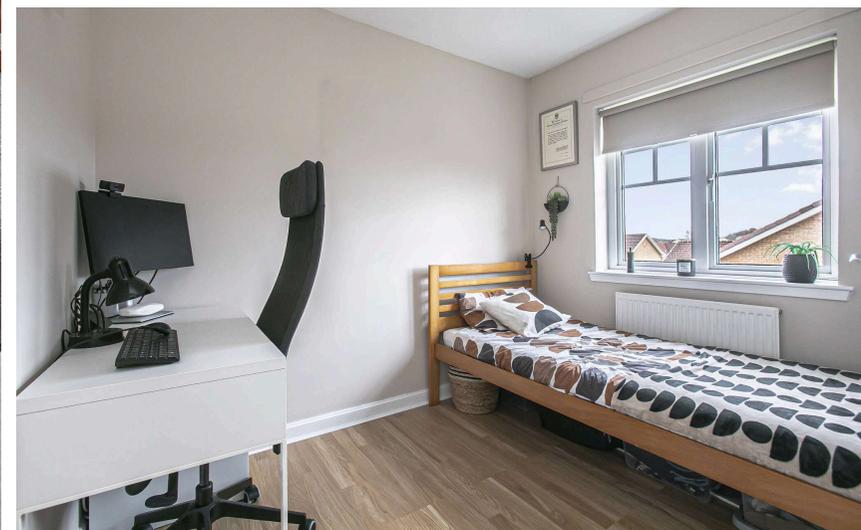


EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom 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 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 which is only a short walk away.

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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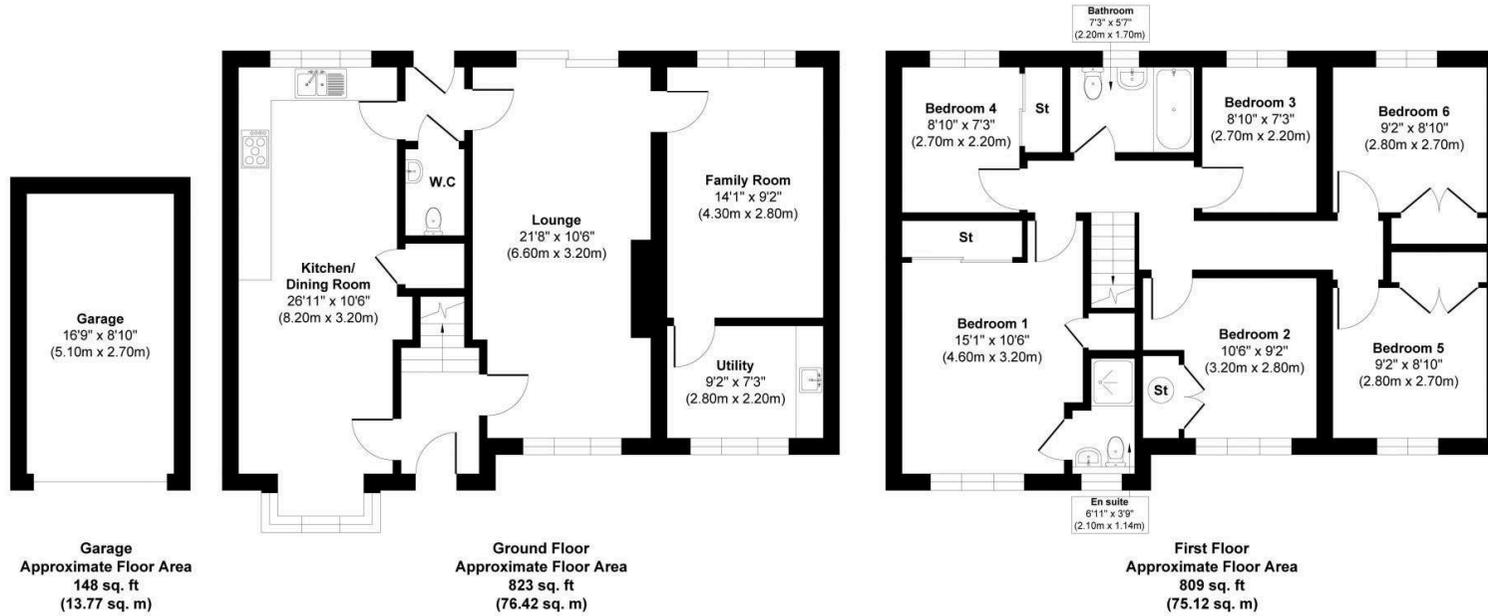


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.