

**Morgans**

PROPERTY

82 Strathbeg Drive, Dalgety Bay, KY11 9XH

Offers Over £155,000







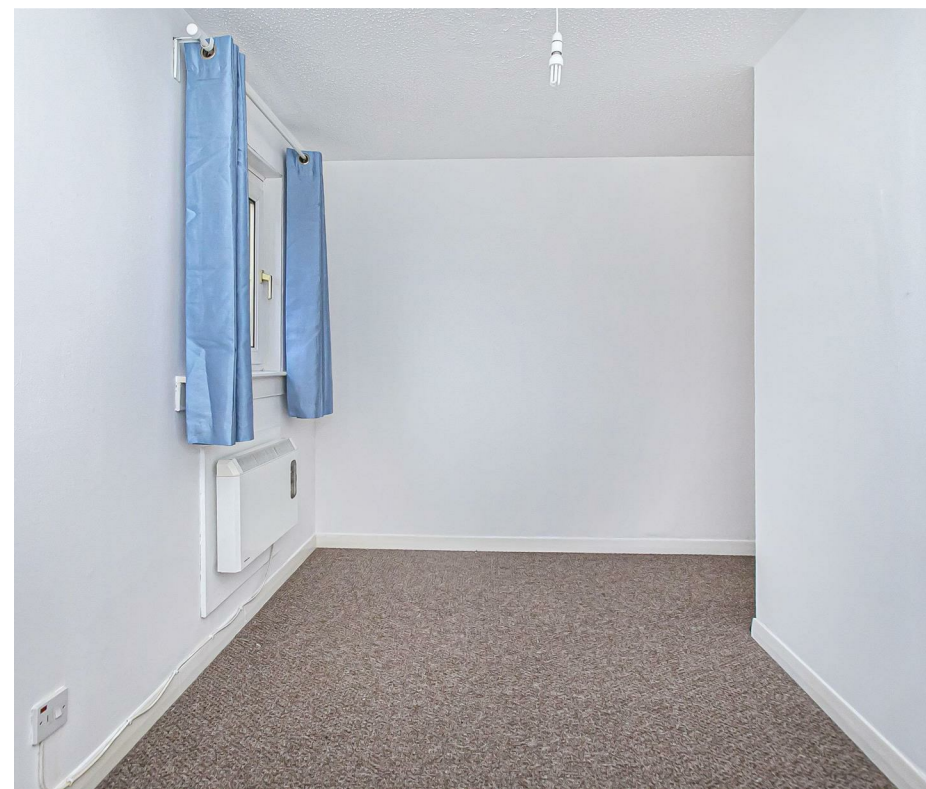




Excellent first time purchase or would suit couple with small family situated in cul-de-sac with the benefit of enclosed garden to the rear. Also for investors as would give a good annual yield. This easy to maintain mid terraced briefly comprises entrance vestibule, spacious lounge, fitted kitchen with storage cupboard and door to garden. On the upper level there are two bedrooms with bathroom and overhead electric shower. Access to attic. The gardens are fully enclosed with rear gate access to pathway. There is ample residents and visitors parking. The subjects are double glazed with electric heating. Early entry is available.







## 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 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.

## EXTRAS INC. IN SALE/AGENTS NOTE

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







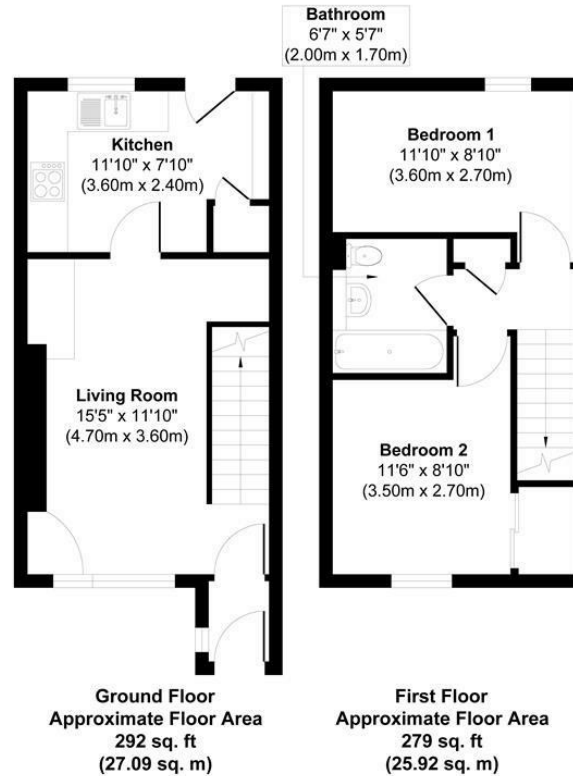








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Approx. Gross Internal Floor Area 571 sq. ft / 53.01 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.