



**Morgans**

PROPERTY

21 Harbour Place, Dunfermline, KY11 9GD

Fixed Price £150,000







Early entry is available for this upper apartment enjoying an enviable position directly adjacent to the Forth Estuary. The subjects would be ideal for first time buyers, couples and investors as would give a good annual yield. They briefly comprise secure entry phone system, well maintained communal entrance, private hallway with storage cupboard, lounge/diner, fitted kitchen with appliances, two double bedrooms, one with integrated wardrobes and bathroom with overhead shower. There is private residents parking and ample visitors parking together with factored gardens and grounds. The property is double glazed with electric heating.





#### LOCATION

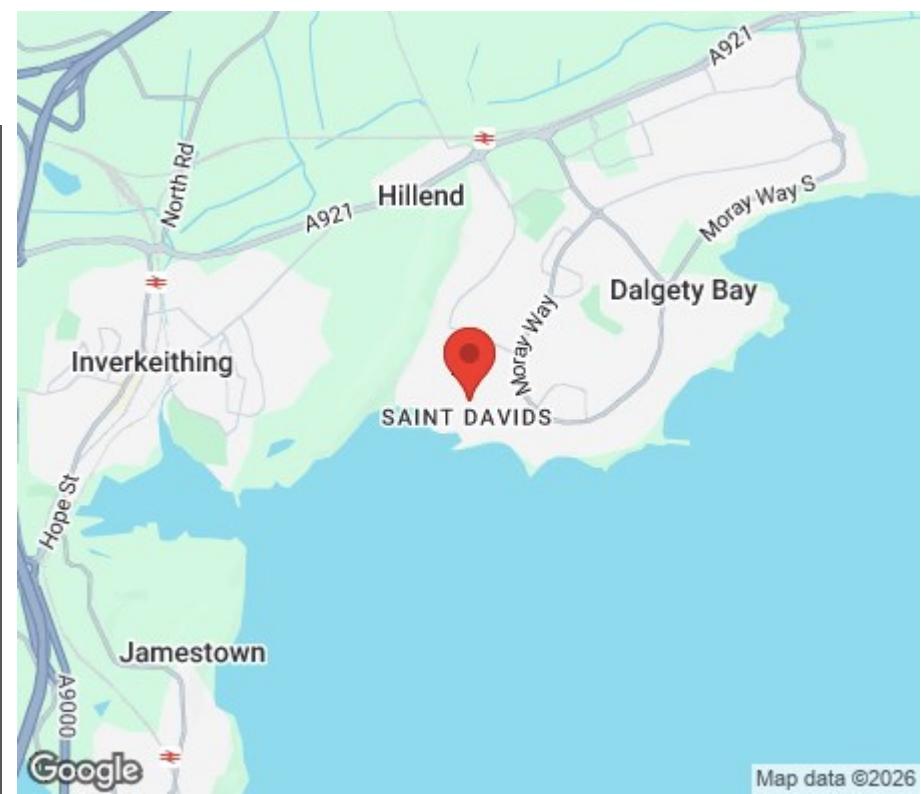
Dalgety Bay is situated on the Forth Estuary approximately five miles to the southeast of Dunfermline. The well-established community provides a wide range of local shopping and recreational facilities including supermarkets, leisure centre, restaurants/ bars and primary schooling. Secondary schooling 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

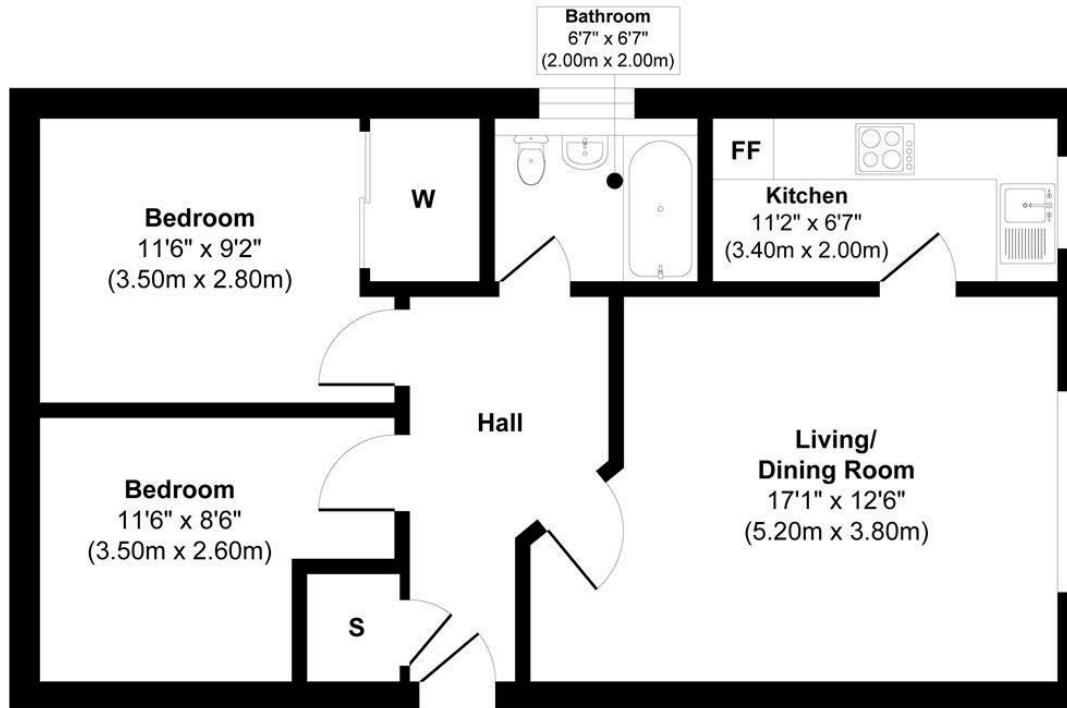
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

Please note this property has a Factor Fee applicable.

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.







#### Approximate Floor Area

600 sq. ft  
(55.71 sq. m)



#### Approx. Gross Internal Floor Area 600 sq. ft / 55.71 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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33 East Port, Dunfermline, Fife, KY12 7JE

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Tel: 01383 620222 Fax: 01383 621213

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



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