



Morgans

PROPERTY

20 Hillside Avenue, Dalgety Bay, KY11 9XF

Offers Over £285,000







We are delighted to bring to the market the opportunity to acquire this lovely detached bright and spacious bungalow situated in one of Dalgety Bays sought after estates. The property is well appointed and briefly comprises entrance vestibule, dining room, lounge, dining room, kitchen, utility and bathroom. Master bedroom with en suite, two further bedrooms and conservatory. The property sits in an enviable plot with well maintained gardens to the front and rear. The property is double glazed with gas central heating. Driveway leads to detached single garage. Essential viewing.





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

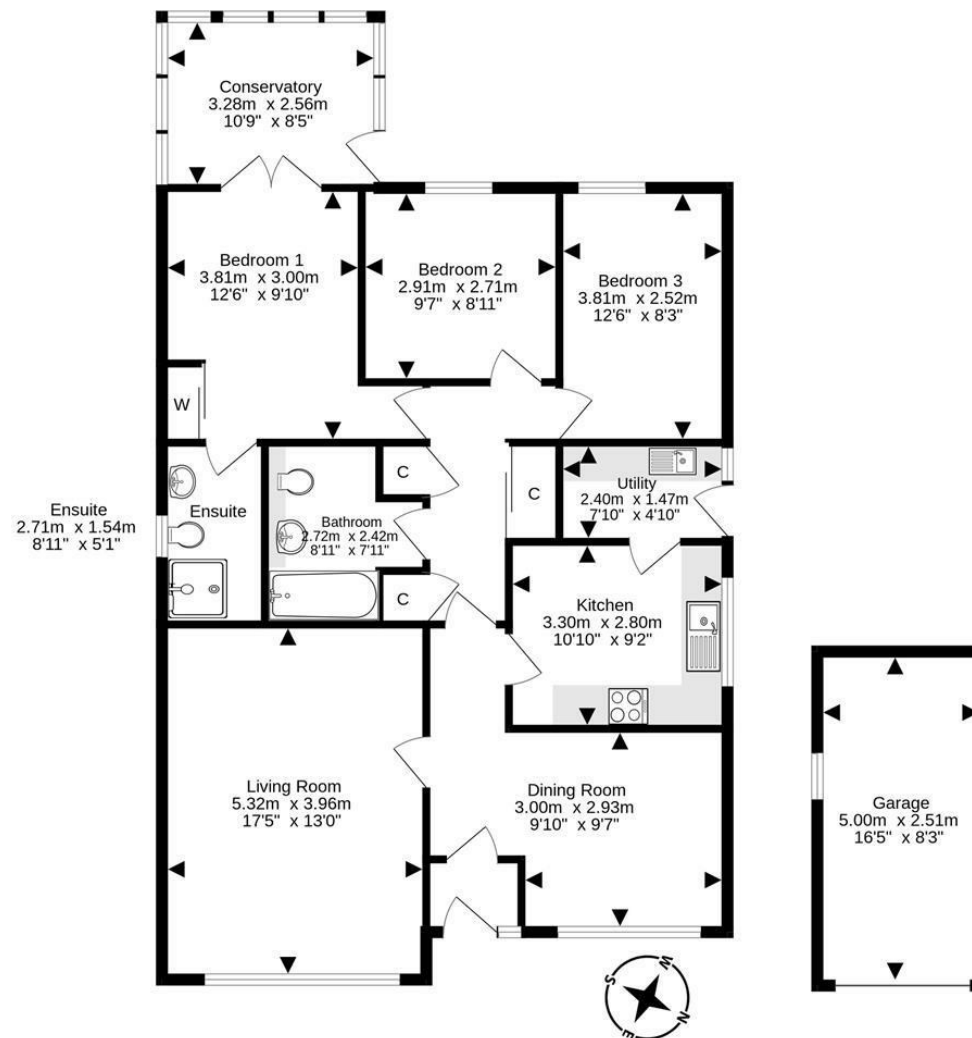
All floor coverings, integrated appliances and light fittings. This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.