



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**133 The Moorings**

ST DAVIDS HARBOUR VILLAGE, DALGETY BAY, FIFE, KY11 9GP

# DALGETY BAY

*Fife, KY11 9GP*

An exclusive, sought after residential district, Dalgety Bay is a delightful coastal town upon the north shores of the Firth of Forth. The town is a regular winner of the Best Kept Small Town title. Within Dalgety Bay itself, there is shopping for everyday requirements including Asda and Tesco supermarkets, pharmacy, doctor surgery, police station, many eateries and schooling of good repute including a variety of recreational facilities. Secondary schooling can be found in nearby Inverkeithing.

Dalgety Bay is situated on the Forth Estuary, approximately five miles to the south-east of Dunfermline, and is an ideal base for commuters with excellent public transport links to Edinburgh and close proximity to the A90 and M90 motorway network. In addition, the railway station provides regular links to Edinburgh and other neighbouring towns. Edinburgh airport is within ten miles and easily accessed by road. Dalgety Bay and nearby Inverkeithing provide an excellent park and ride facility.

For those who enjoy the outdoors, there are delightful coastal and woodland walks around this stunning coastal area. The Fife coastal path runs from the Forth Estuary in the south to the Tay Estuary in the north and stretches for one hundred and seventeen miles. Sporting enthusiasts may benefit from the local leisure centre with five-a-side football pitch, tennis and squash club, and a sailing club. There are two equestrian livery yards and bridle paths for dog walkers and horse lovers.



# 133 THE MOORINGS

*St Davids Harbour Village*

McEwan Fraser Legal are delighted to bring to the open market this two bedroom ground floor flat. The property is in need of some cosmetic upgrading but would make an ideal first time buy or buy to let investment.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for good furniture configurations and free-standing furniture. The stunning views from the bay window have to be seen. The kitchen comes with ample storage, electric hob, hood, oven, integrated fridge freezer. There are two good sized bedrooms both allowing for free standing furniture and benefiting from built-in storage. The master bedroom also benefits from an en suite with walk-in shower, wash hand basin and WC. The family bathroom completes the property internally with bath, wash hand basin and WC. The property also benefits from central heating and double-glazed windows.

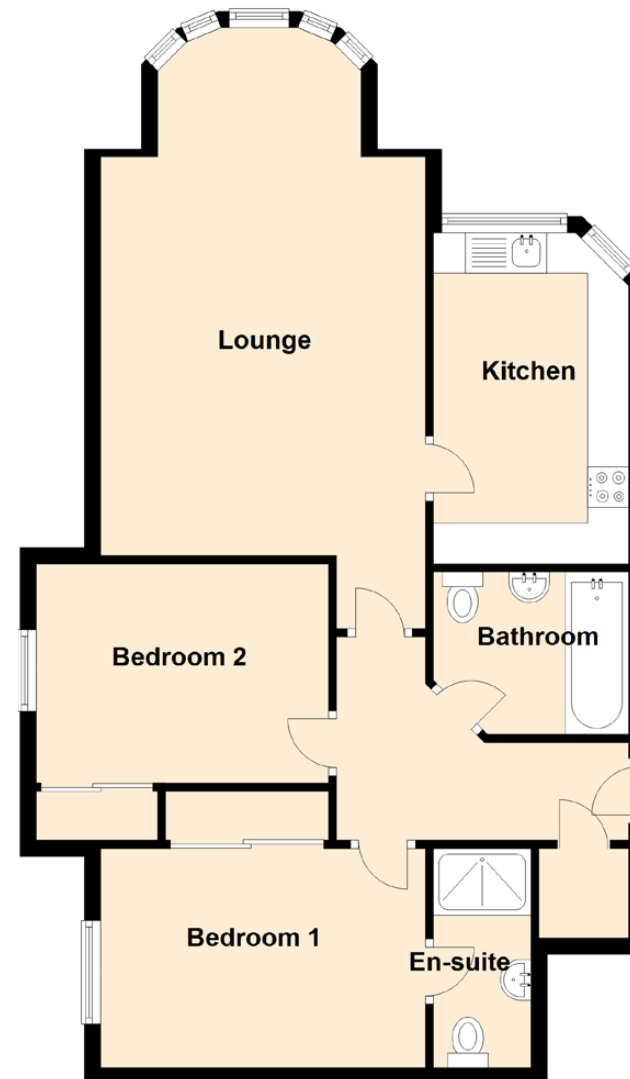
Externally there are shared garden grounds and an allocated parking space. Early viewing recommended

**DISCLAIMER: 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 another system within the property. The property is sold as seen.**



KITCHEN  
& LOUNGE

BEDROOMS & BATHROOMS



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.00m (13'1")
Kitchen	4.08m (13'5") x 2.40m (7'10")
Bedroom 1	3.70m (12'2") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 2.00m (6'7")
En-suite	2.70m (8'10") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: D

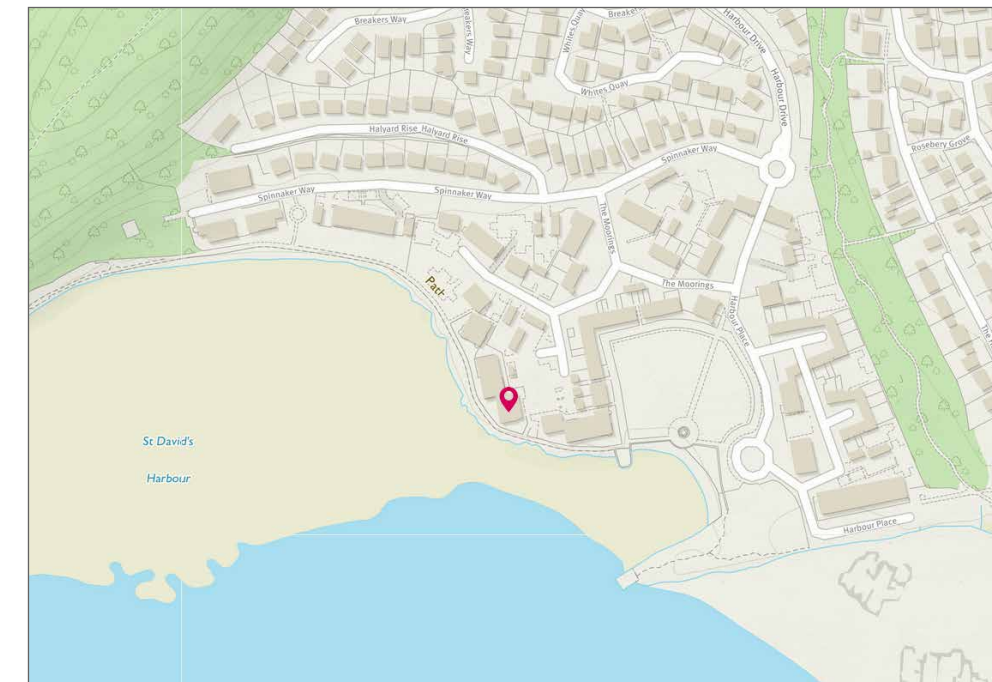


Image credit: <https://www.commercialrealestate.co.uk/2020/01/>

VIEW FROM FRONT OF PROPERTY



  
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**Part  
Exchange  
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