

45 Harbour Place

DALGETY BAY, FIFE, KY11 9GD



*WONDERFUL TWO BEDROOM
APARTMENT IN A DESIRABLE LOCATION*



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McEwan Fraser Legal are delighted to bring to the open market this two-bedroom second-floor flat. The property is in immaculate condition and 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 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 built-in storage. The shower room completes the property internally with corner shower, wash hand basin and a WC. The property also benefits from electric heating and double-glazed windows.

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



The Lounge







Bedroom 1

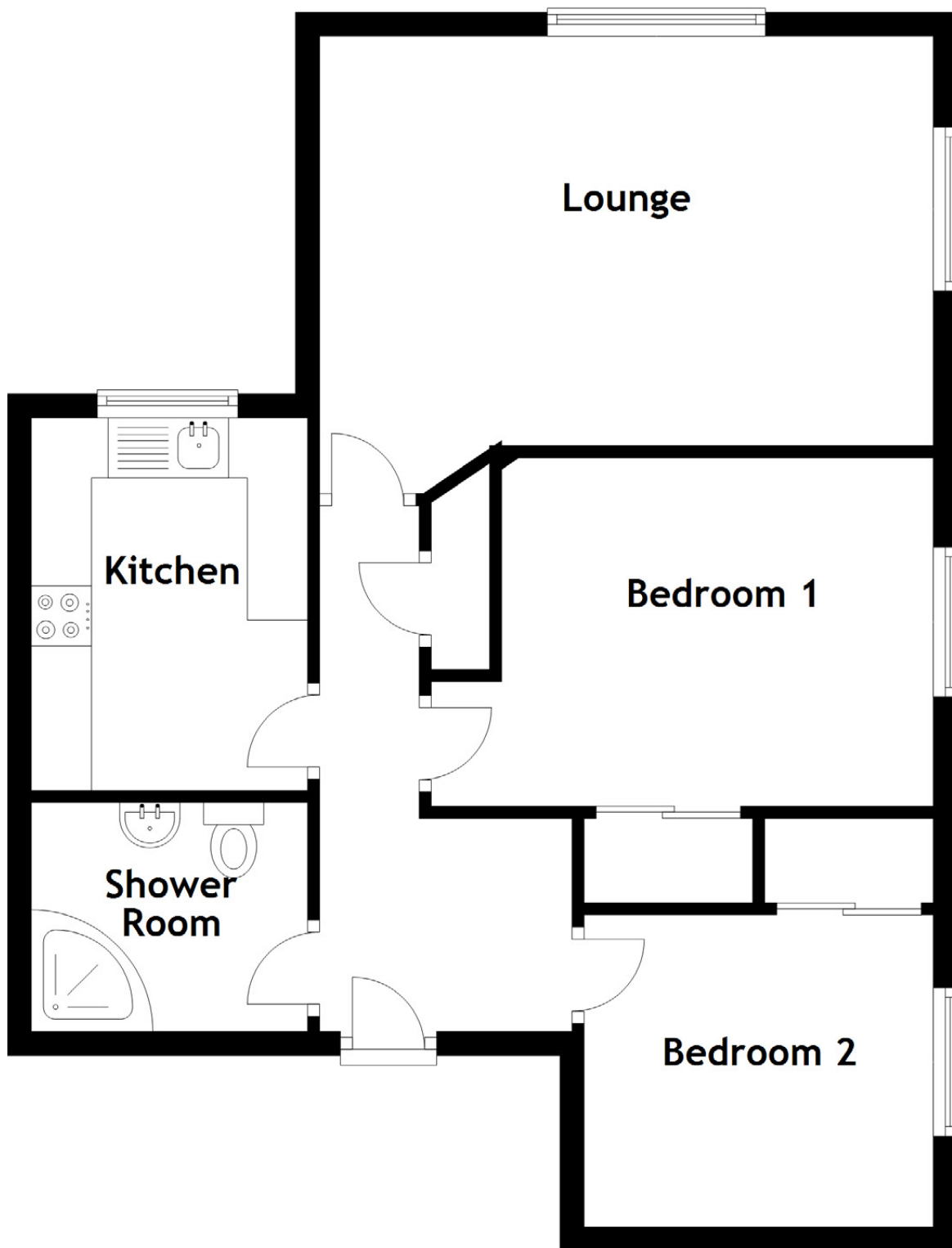




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.40m (11'2")	Shower Room	2.30m (7'6") x 1.90m (6'3")
Kitchen	3.10m (10'2") x 2.30m (7'6")		
Bedroom 1	4.17m (13'8") x 2.90m (9'6")	Gross internal floor area (m ²): 58m ²	
Bedroom 2	2.90m (9'6") x 2.60m (8'6")	EPC Rating: C	

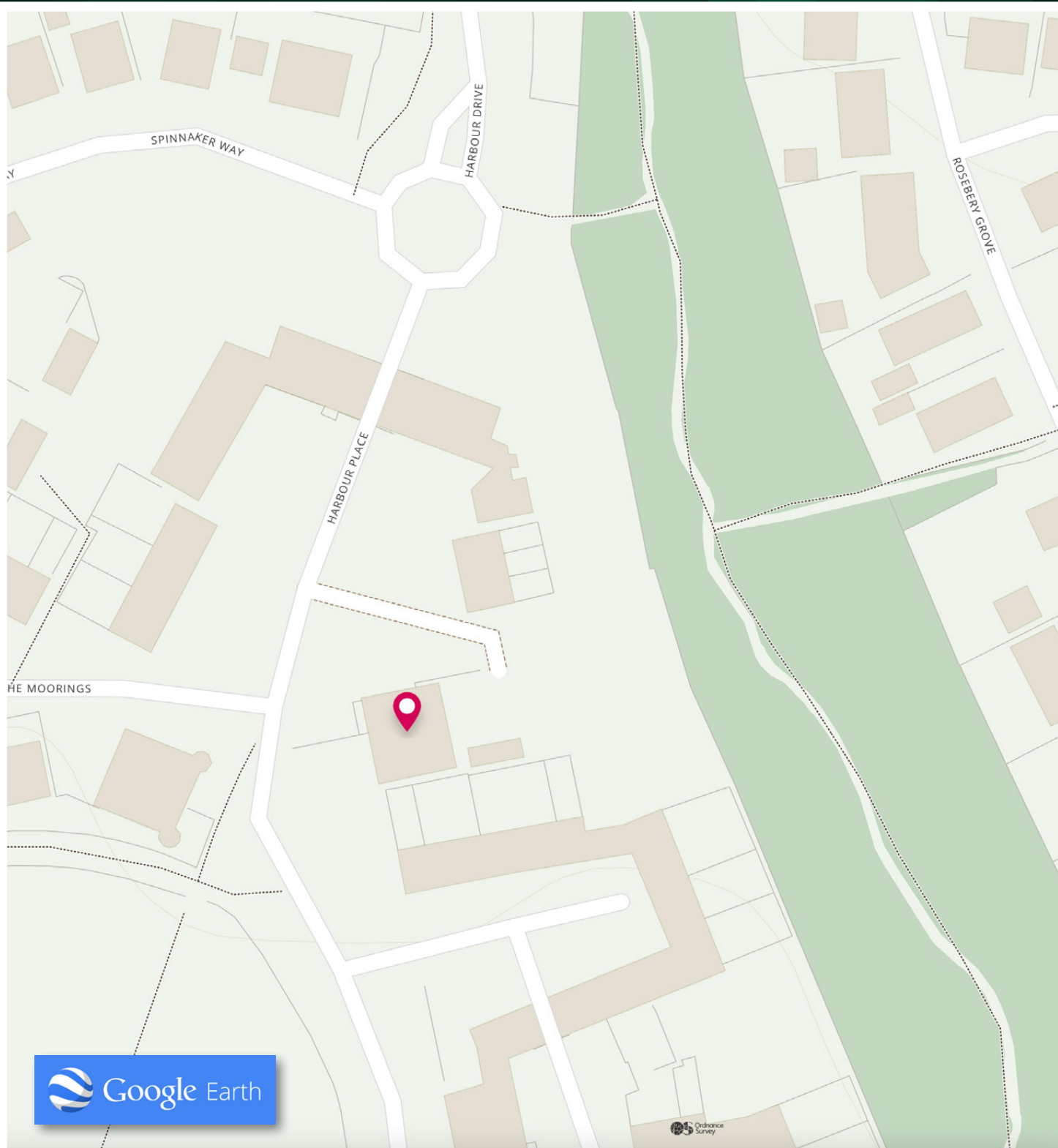


An exclusive sought after residential district, Dalgety Bay is a delightful coastal town upon the north shores of the Firth of Forth. The town is a regular winner of the Best Kept Small Town title. Within Dalgety Bay itself, there is shopping for everyday requirements including ASDA and Tesco supermarkets, pharmacy, doctor surgery, police station, many eateries and schooling of good repute. Dalgety Bay provides an excellent commuter base for those travelling North and South of the Forth Bridges by road or rail. Dalgety Bay and nearby Inverkeithing provides an excellent park and ride facility and Dalgety Bay rail halt is within walking distance of the property.

Edinburgh airport is within 10 miles and easily accessed by road. 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 117 miles. Sporting enthusiasts may benefit from the local leisure centre with 5-a-side football pitch, tennis and squash club, and a sailing club. There are two equestrian livery yards and bridal paths for dog walkers and horse lovers.

The Location





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