

63 Harbour Place

DALGETY BAY, FIFE, KY11 9GD



WONDERFUL TWO BEDROOM HOUSE WELL
POSITIONED WITH BREATHTAKING VIEWS



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





63 Harbour place is well presented two bedroom house in walk-in condition.

Entrance to the property is through a double glazed front door into the lounge. The spacious lounge is pleasantly located to the front with a large window flooding the room with natural light and space for a dining table and four chairs. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and access to the lovely low maintenance rear gardens.

The second floor is reached by a staircase and gives access to the family bathroom with a white three piece suite with shower over. There are two spacious good sized bedrooms on this level with views across the countryside. This completes the accommodation on offer. The property further benefits from double glazing, gas central heating and parking to the rear of the property. The rear gardens are low maintenance and are fully enclosed. This is a must-see to appreciate the accommodation on offer.





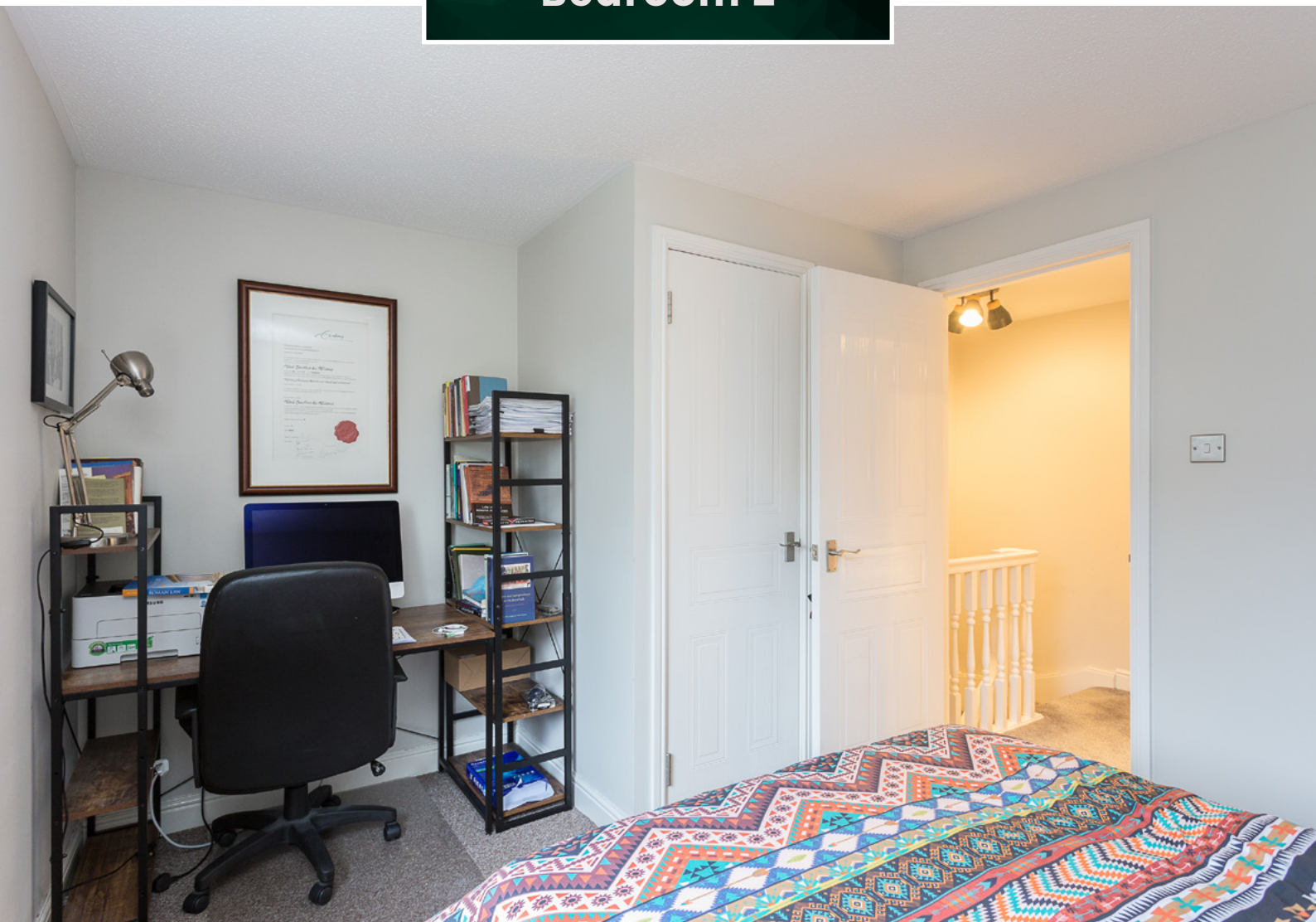


Bedroom 1

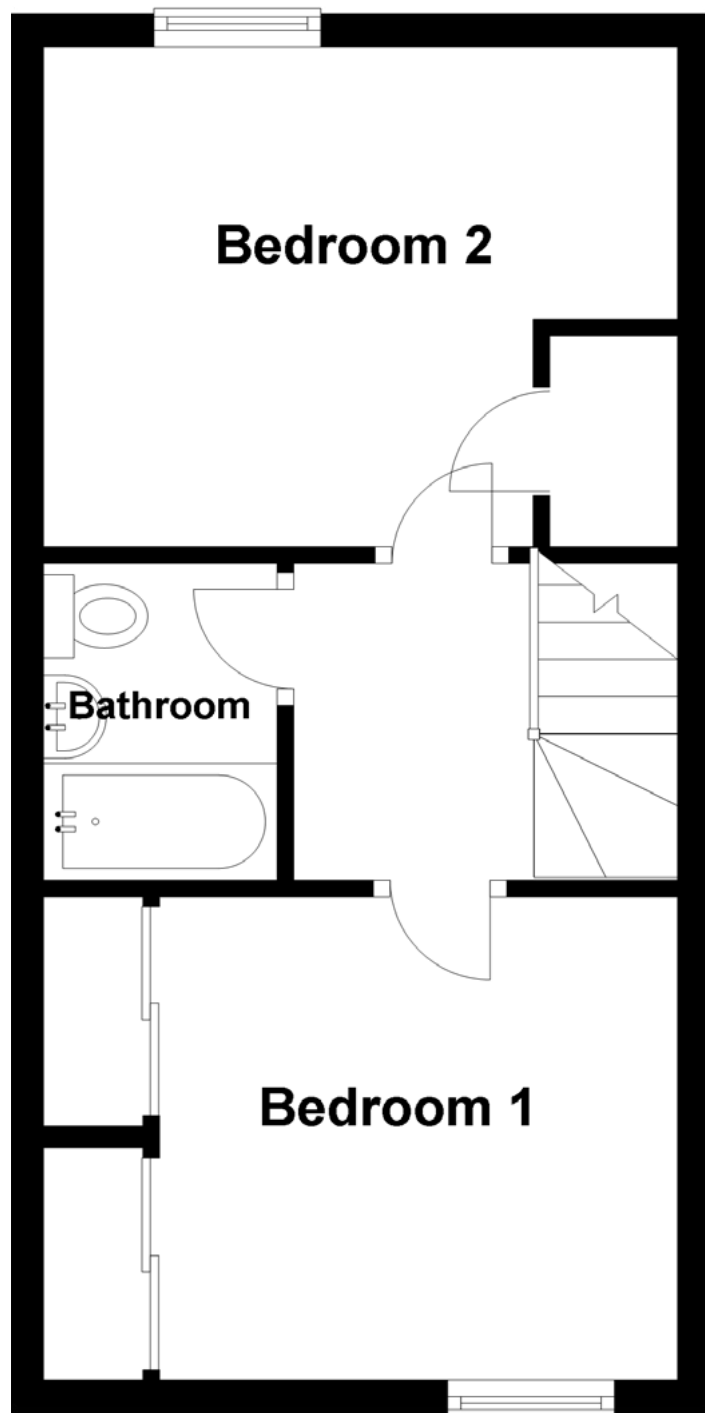
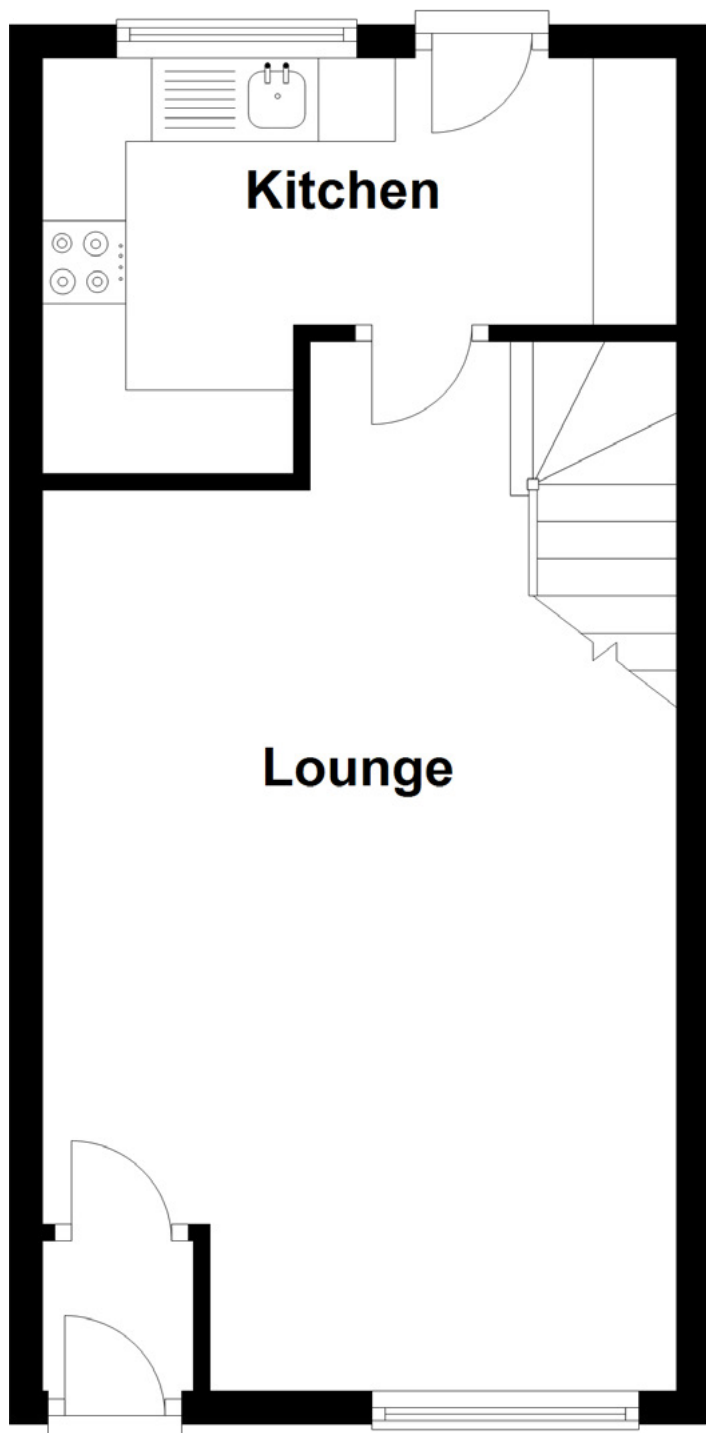




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	6.30m (20'8") x 3.80m (12'6")	Bathroom	1.90m (6'3") x 1.40m (4'7")
Kitchen	3.80m (12'6") x 2.50m (8'2")		
Bedroom 1	3.20m (10'6") x 2.90m (9'6")	Gross internal floor area (m ²): 62m ²	
Bedroom 2	3.80m (12'6") x 3.00m (9'10")	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. It is a regular winner of the title Best Kept Small Town.

Within Dalgety Bay itself, there is shopping for everyday requirements including the supermarkets Asda and Tesco, a pharmacy, medical centre, dentist and police station as well as recreational and sports facilities. There are two reputable primary schools in Dalgety Bay and a secondary school with an excellent reputation towards Inverkeithing.

Dalgety Bay is situated on the Forth Estuary approximately 5 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 10 miles and easily accessed by road. There is also an excellent park and ride facility in nearby Inverkeithing.

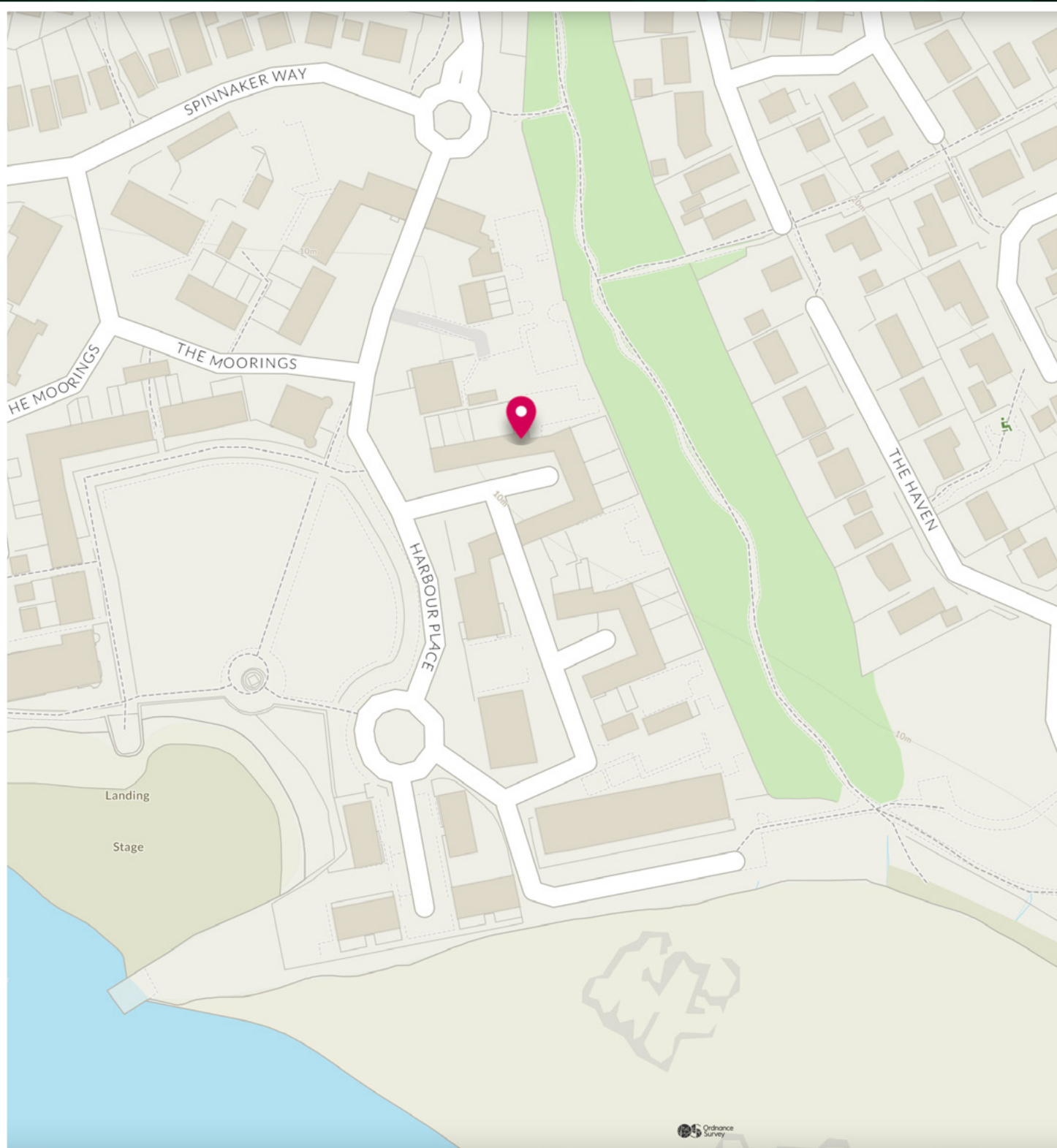


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.