

63 Harbour Place

DALGETY BAY, KY11 9GD



Beautiful two-bedroom house in a popular residential location



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

THE LOUNGE



The 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 KITCHEN



The 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.





A staircase reaches the second floor and gives access to the family bathroom with a white three-piece suite with a shower over. There are two spacious good sized bedrooms on this level with views across the countryside. This completes the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

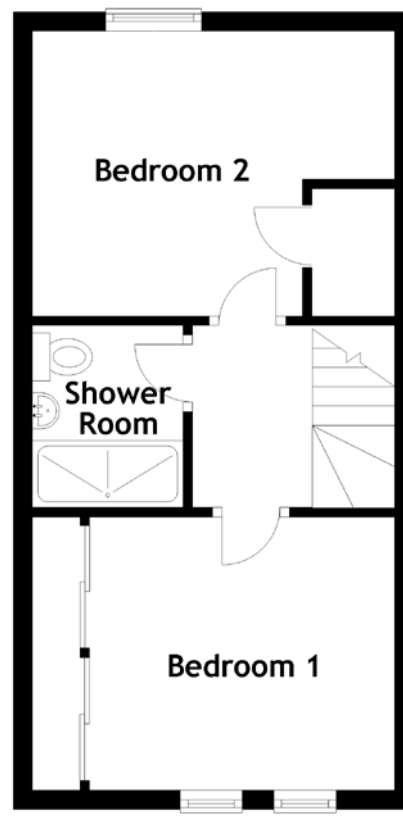
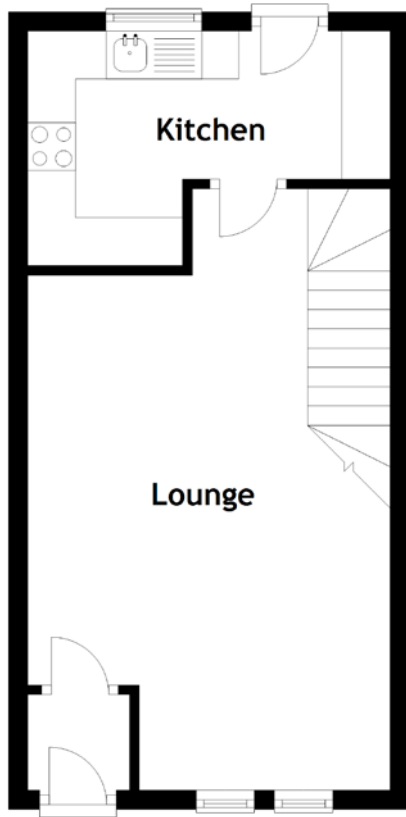


The property further benefits from double glazing, gas central heating and parking to the rear of the property. The rear gardens are low maintenance and are fully enclosed. This is a must see to appreciate the accommodation on offer.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

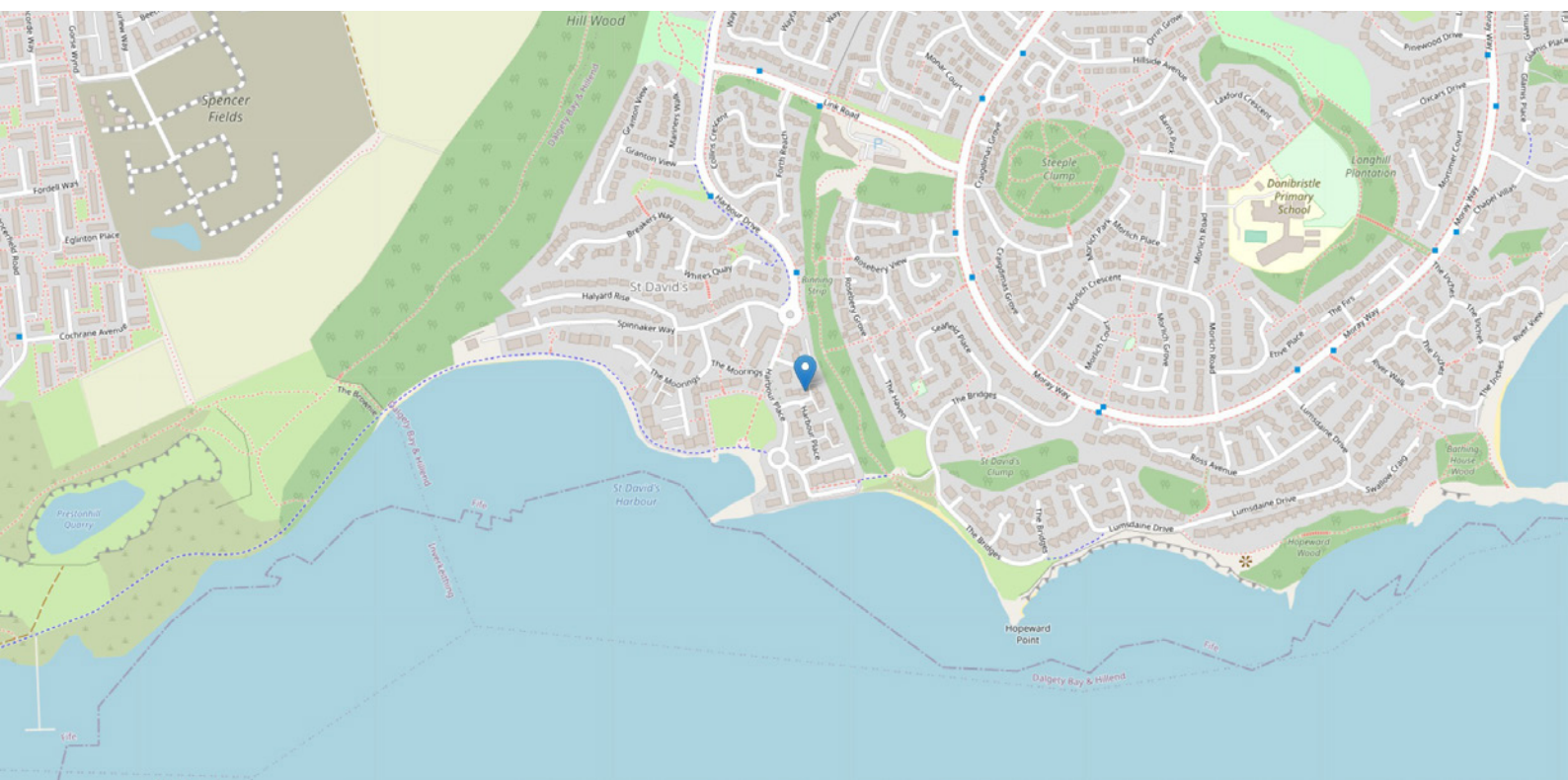


Approximate Dimensions (Taken from the widest point)

Lounge 6.28m (20'7") x 3.78m (12'5")
 Kitchen 3.78m (12'5") x 3.35m (11')
 Bedroom 1 3.78m (12'5") x 2.58m (8'6")

Bedroom 2 3.78m (12'5") x 2.98m (9'9")
 Shower Room 1.90m (6'3") x 1.57m (5'2")

Gross internal floor area (m²): 62m²
 EPC Rating: C



THE LOCATION

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, there is shopping for everyday requirements including ASDA and Tesco supermarkets, a pharmacy, a doctor's surgery, a 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 provide 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 a 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.



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