



Deans Properties

Deans Solicitors and Estate Agents LLP



**174 Moray Park
Dalgety Bay, KY11 9UJ**



TERRACED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Attic
- Private Front & Rear Garden
- Single Lock-Up Garage
- DG & GCH
- EPC Rating - C



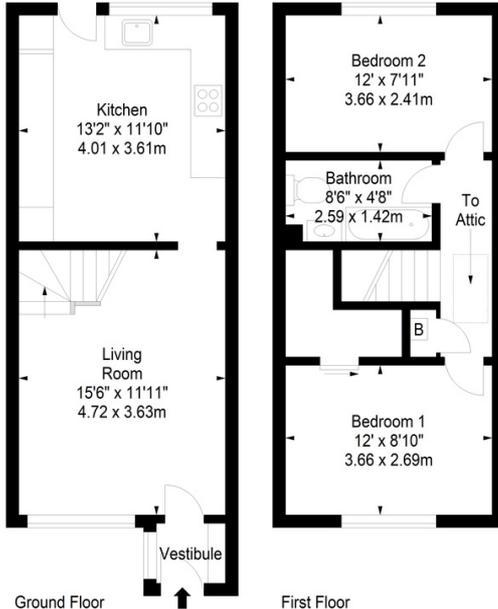
This stylish terraced house with single lock-up garage forms part of an established development in popular coastal town of Dalgety Bay in Fife. The property is a short distance from the railway station and Queensferry Crossing providing quick and easy access to the North and South, close to good amenities and a short distance from the shore, offering lovely coastal walks. The accommodation comprises: entrance vestibule, light and airy living room with a floor-to-ceiling window, spacious kitchen with door to the rear garden, upstairs leads to two good-sized double bedrooms with the principal bedroom featuring a walk-in wardrobe, a modern bathroom with white three-piece suite and shower over bath and partially floored attic providing additional storage space. The property benefits from a private, fully-enclosed rear garden with a patio area, a private front garden as well as a single lock-up garage. Further features include double glazing, recently installed boiler (November 2023) with Hive Thermostat and gas central heating throughout. The freestanding appliances are available by separate negotiation. All appliances included are to be sold as seen with no warranty provided.



Moray Park,
Dalgety Bay,
Fife, KY11 9UJ



Approx. Gross Internal Area
718 Sq Ft - 66.70 Sq M
For identification only. Not to scale.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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