



Stevenson Marshall
Property & Law

20 Harbour Place
Dalgety Bay, KY11 9GD

Offers over £150,000

20 Harbour Place, Dalgety Bay

A well presented main door ground floor flat in desirable coastal development, close to excellent local amenities.

Accommodation comprises: reception hallway, dining lounge, kitchen, two double bedrooms and shower room.

Accommodation comprises

Lounge: 5.08m x 3.77m (16'8 x 12'4)

Kitchen: 3.55m x 1.95m (11'8 x 6'5)

Bedroom 1: 3.55m x 3.00m (11'8 x 9'10)

Bedroom 2: 3.55m x 2.72m (11'8 x 8'11)

Shower Room: 2.00m x 1.90m (6'7 x 6'3)

Electric heating and double glazed windows are installed throughout and the property boasts excellent storage, tasteful décor, pleasant outlooks and a flexible layout.

There are professionally maintained communal garden grounds which feature numerous mature trees, shrubs and a well manicured lawn. There is ample off street parking to rear.

Harbour Place forms part of an exclusive riverside development on the northern shores of the River Forth. Many mature trees have been retained and there are pleasant walks and small coves. For the commuter the M90 Motorway (Edinburgh/Perth) and Dalgety Bay Railway Station (with services to Edinburgh) are located close by. A regular bus service operates and there are good local shops, popular restaurants and sports and fitness centre all within easy reach. Dunfermline is only six miles away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form 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.