ABBEY FORTH

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11 GLENCOUL AVENUE, DALGETY BAY, DUNFERMLINE

OFFERS OVER £114,950

IDEAL STARTER FLAT OR BUY TO LET INVESTMENT.
1 BEDROOM MAINDOOR UPPER FLAT.
Lounge, Kitchen, Double Bedroom, Bathroom, Storage. DG. GCH.
Communal Garden. Residents Parking. Council Tax Band A.

IMPRESSIVE, STYLISH 1 BEDROOM MAINDOOR UPPER FLAT. IDEAL FIRST TIME BUY.

ABBEY FORTH PROPERTY brings to market an impressive 1-bedroom Upper Flat which is based in the highly desirable coastal commuter town of Dalgety Bay, this is an excellent opportunity for those looking for a quiet location yet offers easy access to train station for commuters as well as good local amenities including primary school, sports clubs, everyday shopping, coastal and country walks & leisure pursuits.

ACCOMMODATION
Main front door leads to inner stairs up to first floor. Cupboard at upper hall with modern glazed inner door opening to bright and airy lounge. The spacious lounge can easily accommodate typical lounge furniture and space for a dining table. Modern glazed door leads to inner hall with two further storage cupboards and access to partially floored attic. The internally positioned modern bathroom boasts electric shower over bath. The fitted kitchen with contemporary units boasts integrated over and hob with ample space for free-standing appliances. Boasting a quiet rear aspect is the double bedroom which also provides fitted cupboard storage. The property boasts gas central heating and double glazing. There is residents parking to side and ample on-street parking and well maintained communal rear gardens.
LOCATION
Dalgety Bay is a wonderful coastal town, in the heart of commuter belt and with excellent transport links to Edinburgh and to other Fife Towns and to central Scotland. The town boasts a sailing club, sports, and fitness clubs. There are lovely walks to local countryside, Fife Coastal Path and with beach on the doorstep. There is a centrally located shopping precinct with an array of amenities and a local Tesco store. Moreover, a larger Asda store, and a handful of restaurants are situated within Dalgety Bay. In addition, there is an Aldi store and a nearby Nisa. The rail station/halt is situated to the North of Dalgety Bay accessed from the A921 and is on the main East Coast Rail line.

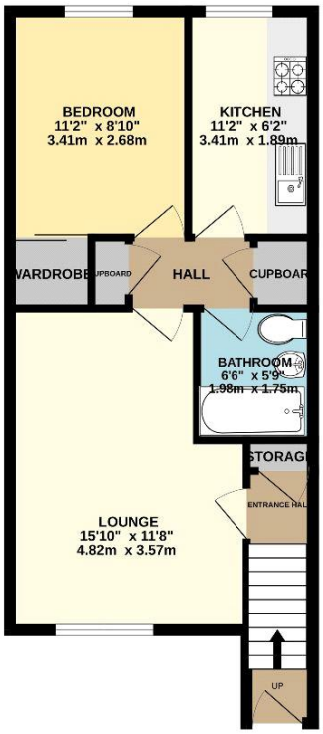
KEY INFORMATION
1st Floor Main Door upper flat.
1 Bedroom, 1 Reception Room, 1 Bathroom.
Gas central heating.
Double Glazing.
Integrated & free-standing appliances.
Storage.
Council Tax Band A.
Residents Parking.
Well Maintained Communal Garden.
Home Report Valuation £115000.

VIEWING By Appointment, Contact Abbey Forth Property – Sales Team.

Council Tax Band: A (Fife Council)
Tenure: Freehold
Parking options: Residents
Garden details: Communal Garden

- Attic
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garden
- No Onward Chain

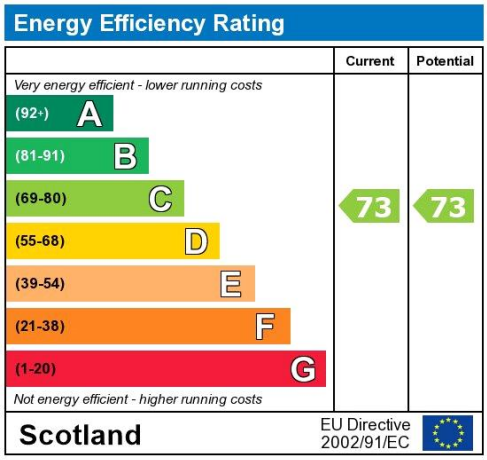
1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



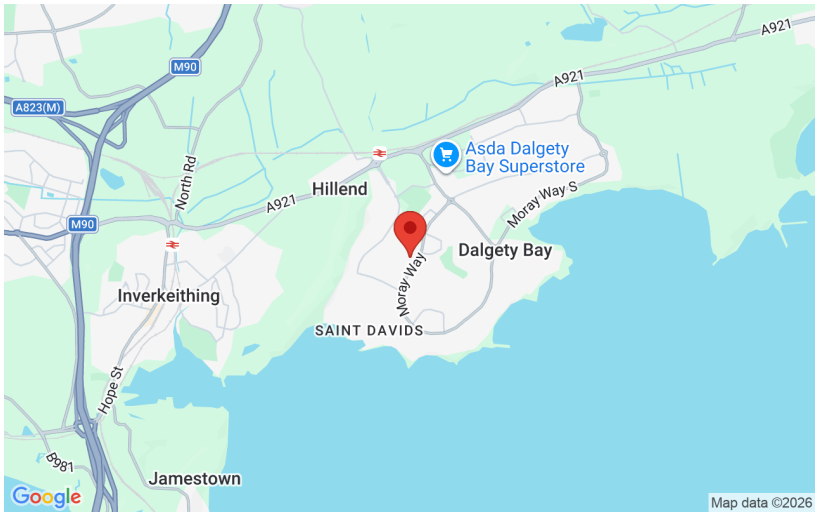
1 BED UPPER FLAT

TOTAL FLOOR AREA : 472 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.















