

**J & G
WILSON**

166, Harbour Place, Dalgety Bay, KY11 9AA.

A lovely 3 bedroom ground floor flat with stunning river views. Offers over £335,000.









Particulars of Sale

166, Harbour Place, Dalgety Bay, KY11 9AA.

Aberdour 4 miles, Dunfermline 6.5 miles, Kirkcaldy 12.5 miles, Edinburgh 17 miles & St Andrews 40 miles.

A SUPERB 3 BEDROOM GROUND FLOOR FLAT ENJOYING AN OUTSTANDIGN WATER FRONT POSITION WITH STUNNING VIEWS OF THE RIVER AND BRIDGES.

OFFERS OVER £335,000.

PARTICULARS OF SALE

DIRECTIONS

From Dalgety Bay railway station go straight ahead at the roundabout opposite. You are now on Harbour Drive and follow the road directly ahead. Go straight ahead at the roundabout and under the arch into Harbour Place. Go straight ahead at the next roundabout and number 166 is in the last building on the right hand side just before the river.

SITUATION

Dalgety Bay is a sought after coastal setting with a train station and regular services to Edinburgh. The local amenities are nearby including local primary and nursery schooling, secondary schooling at nearby Inverkeithing High School, shopping centre with Tesco supermarket and specialist shops, Asda supermarket, churches, restaurants, pub, sports facilities, sailing club and attractive coastal walks.

The extensive amenities of Dunfermline are easily accessible including excellent shopping facilities, edge of town retailers, banks and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



GENERAL DESCRIPTION

An impressive 3-bedroom ground floor flat ideal for couples and families. It extends to 957 sq ft (89 sqm) and comprises a secure entry outer hall, a reception hall, a spacious lounge / dining room, a quality fitted kitchen / appliances, 3 spacious bedrooms, a master en-suite shower room and a bathroom with a 3 piece white suite and an above bath shower.

There is good in built storage space, fresh décor throughout, gas central heating and triple glazing. The flat is in move in condition and there is a video door entry system to the building.

Outside there are landscaped grounds which are professionally maintained and a residents car park with a private parking space and visitor parking.

The flat is ideally placed for Dalgety Bay`s rail station, all amenities and walks along the river side.

Viewing is strongly recommended.

GENERAL INFORMATION

VIEWING By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

ENERGY RATING The property is rated as B (83).

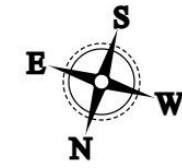
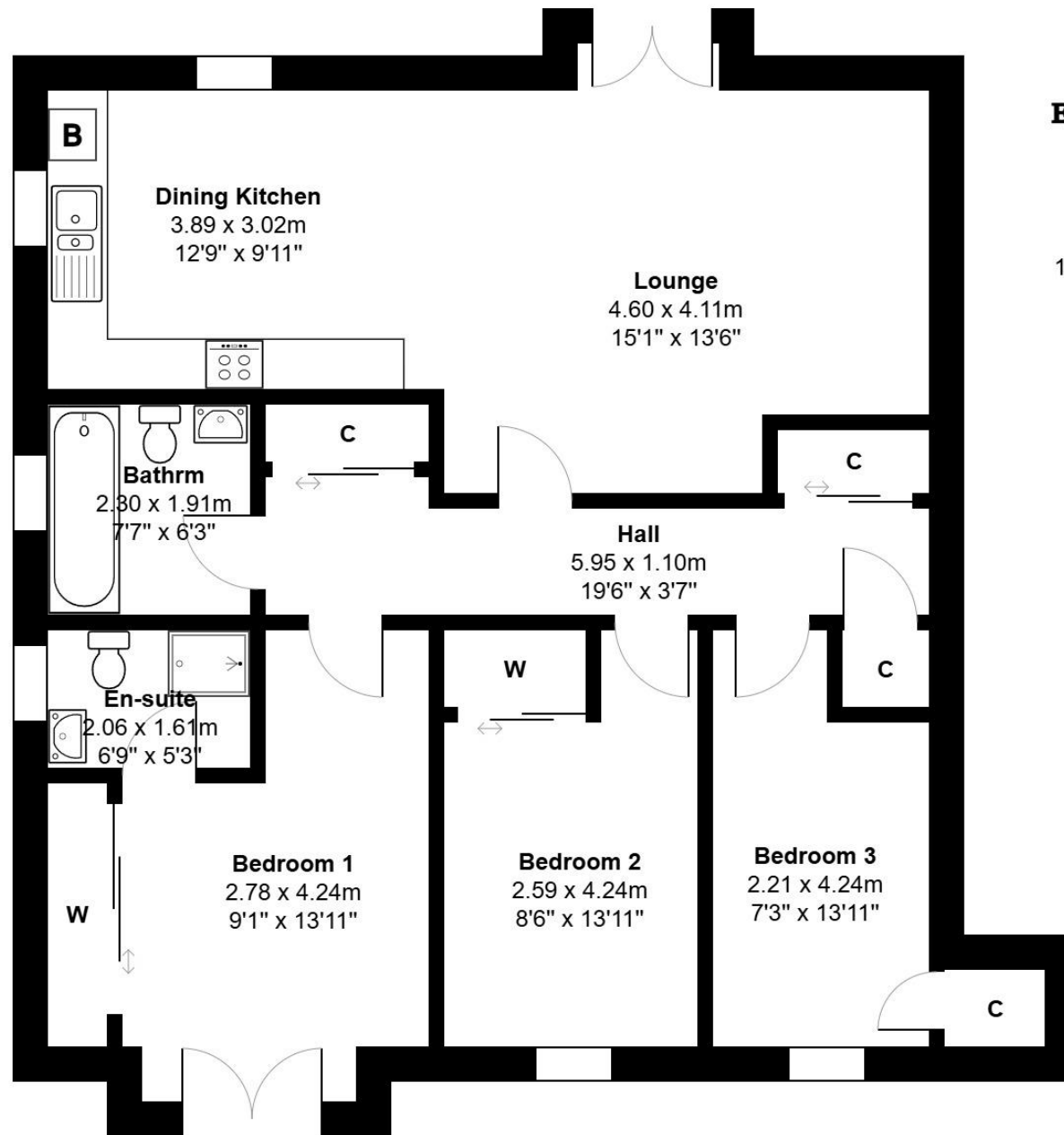
COUNCIL TAX The property is band E.

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

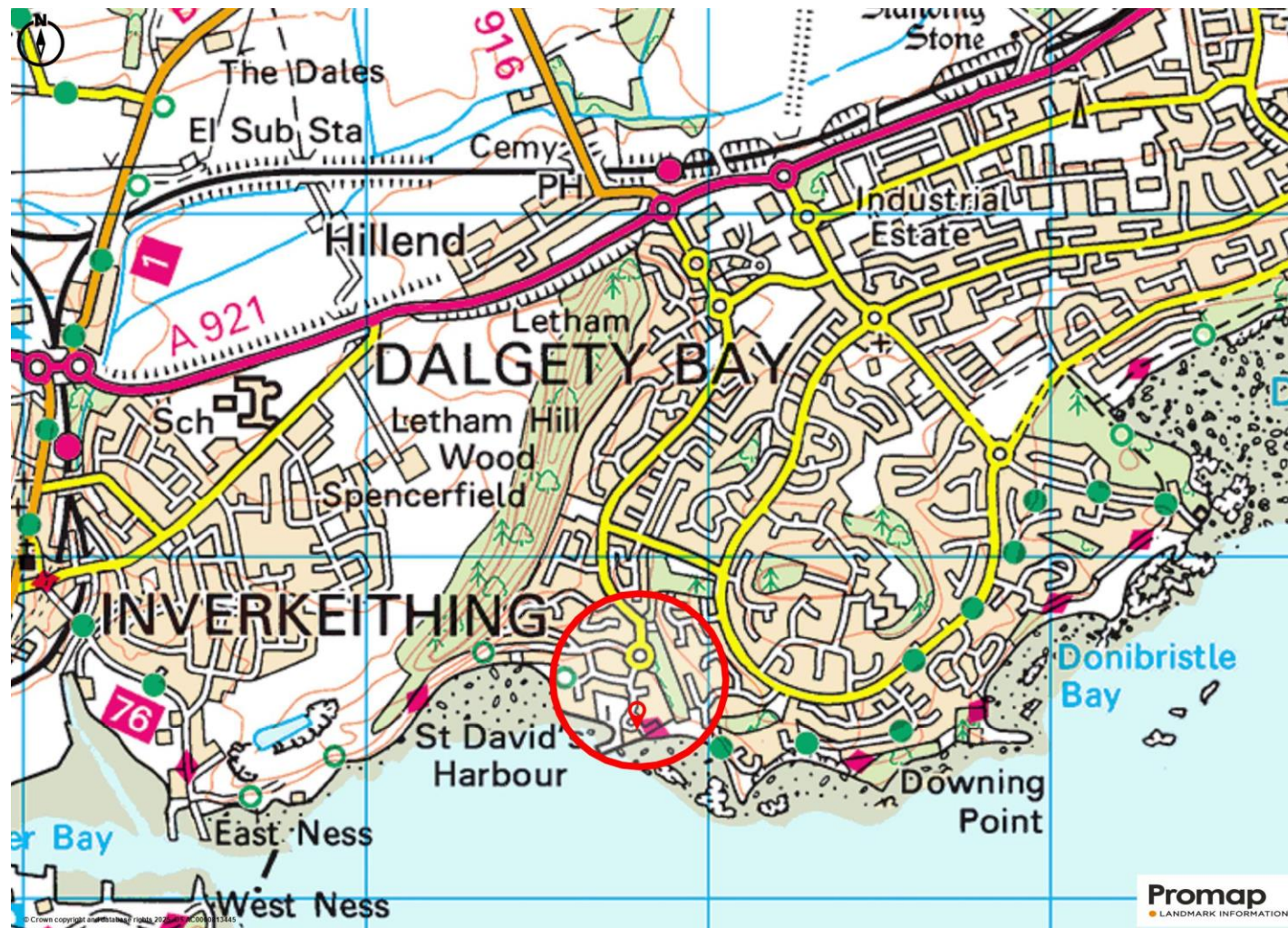
Particulars prepared November 2025.







166, Harbour Place,
Dalgety Bay
KY11 9AA.
(Not to scale).



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

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