

FOR SALE



Fordell Gardens, Hillend, Dalgety Bay
£115,000


MARTIN&CO

Fordell Gardens, Hillend, Dalgety Bay

- Detached Park Home
- Driveway for 2 vehicles
- Expansive countryside and Edinburgh views
- Excellent Public Transport Links
- Three Separate outbuildings
- No EPC required
- £1752 per annum

This well-presented detached park home situated in Hillend, Dalgety Bay offers two bedrooms, modern living spaces, expansive views towards Edinburgh, ample parking, and excellent access to local amenities and green spaces within a secure and sought-after community.

Martin & Co Bathgate are delighted to offer this well-positioned detached park home, situated in the sought-after setting of Fordell Gardens, Hillend, Dalgety Bay. Neutrally decorated throughout, this home offers comfortable living on a secure site with expansive views towards Edinburgh and over picturesque fields.

The property comprises a bright and spacious reception room featuring large windows with delightful garden views, providing an inviting atmosphere ideal for relaxation or entertaining guests. The contemporary kitchen benefits from ample natural light and offers a practical layout for all



culinary needs. A utility room adds valuable extra space for household tasks.

Accommodation includes two bedrooms: one generous double and a single, providing flexibility for guests or to utilise as a study or hobbies room. The modern wet room is designed for ease of use and accessibility, catering to all needs.

Externally, the home boasts a driveway with parking for two cars, ensuring convenience for both homeowners and visitors. There are three separate outbuildings, ideal for additional storage. The annual site fee is set at £1752 which covers waste, development tidy and a manager on site daily. There is a discount offered of 5% of the site fee if paid upfront at the beginning of the year. No sub-letting allowed.

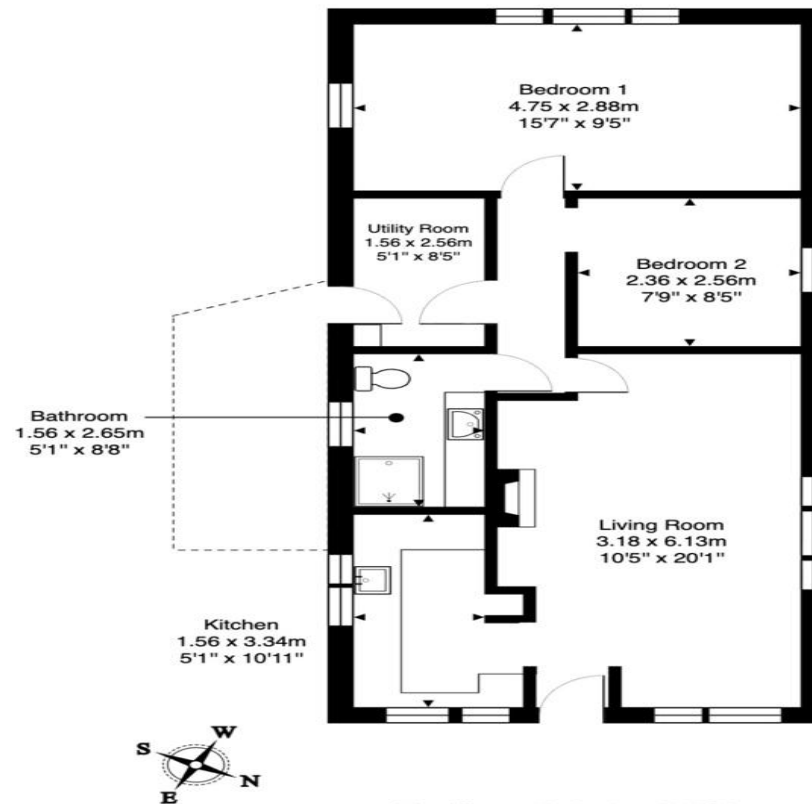
The location boasts excellent public transport links and provides easy access to nearby green spaces, walking, and cycling routes-perfect for those who enjoy an active lifestyle. Local amenities are a short distance away, further enhancing the convenience of this setting.

This detached park home offers a secure and peaceful lifestyle with practical features and stunning surroundings -a superb opportunity to reside in a highly desirable location. Early viewing is highly recommended.

"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this. A fee will be applicable."



41 Fordell Gardens, Hillend, KY11 7HE



All measurements are approximate and for display purposes only.

Bathgate

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Letting Agent Registration No. LARN2001002

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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