



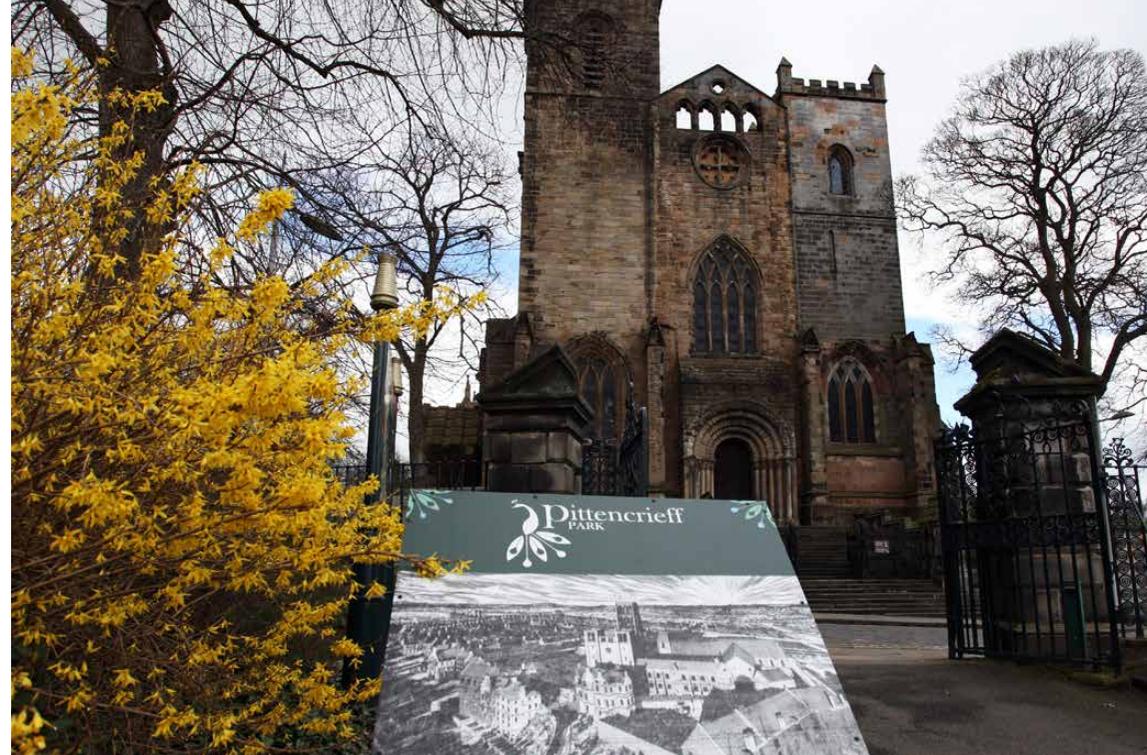

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118A Baldringburn

DUNFERMLINE, KY12 9EE

An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee.

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park, home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.



118A BALDRIDGEBURN

DUNFERMLINE, KY12 9EE

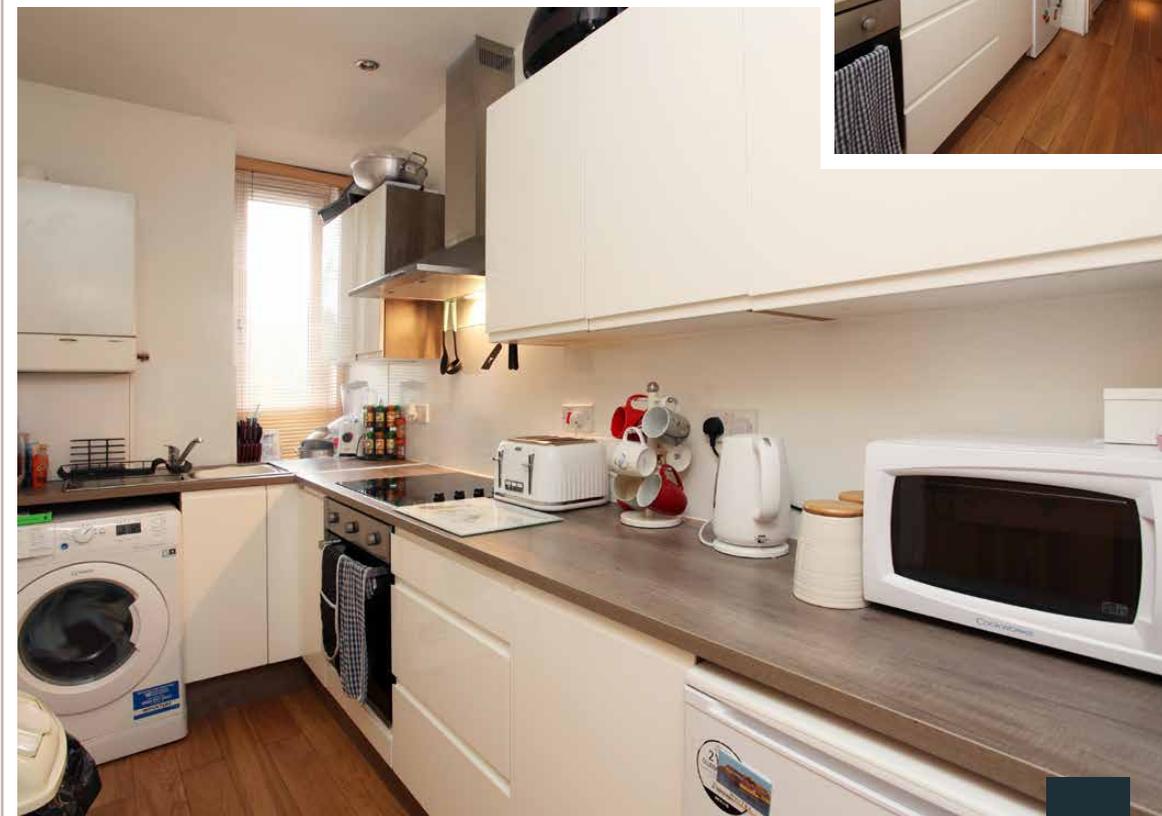
118a Baldridgeburn is a delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is situated within walking distance of Dunfermline town centre. A fantastic opportunity for a couple, small family or an investment purchaser.

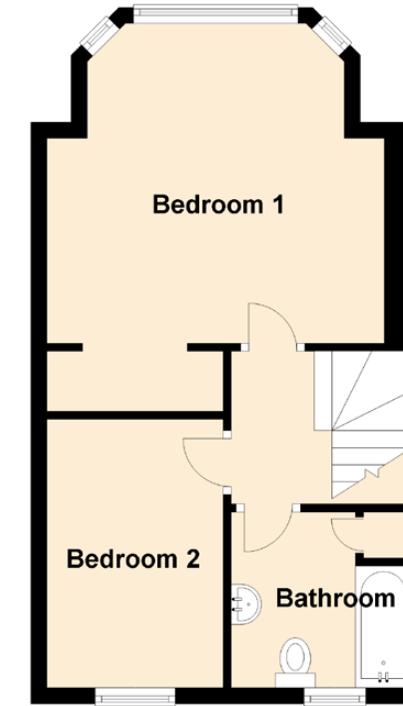
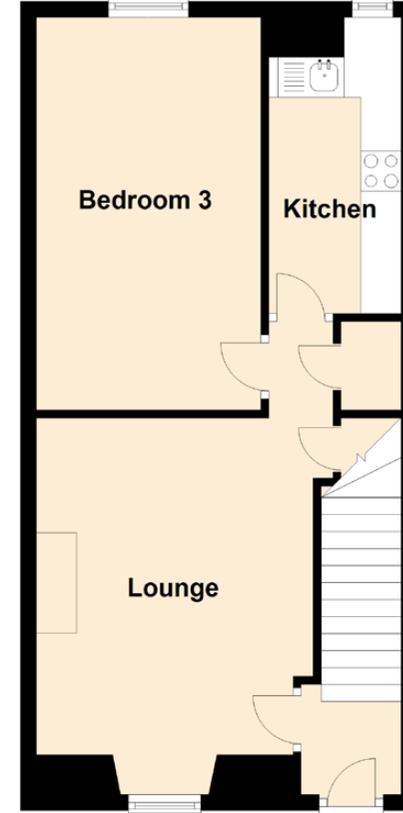
The accommodation briefly comprises of a spacious and bright lounge and dining area with large windows filling the room with natural light. A modern fitted kitchen with ample storage from its many wall and base units, contemporary worktops and electric oven. A large double bedroom is also located on the ground level. The upper level has two double bedrooms, the main bedroom benefits from views across Fife and the second is also double in size. The bathroom has fully tiled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over.

In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front with four separate garden areas located to the rear of the property.



“... THIS SPACIOUS FIRST FLOOR DOUBLE UPPER APARTMENT IS SITUATED WITHIN WALKING DISTANCE OF DUNFERMLINE TOWN CENTRE ...”





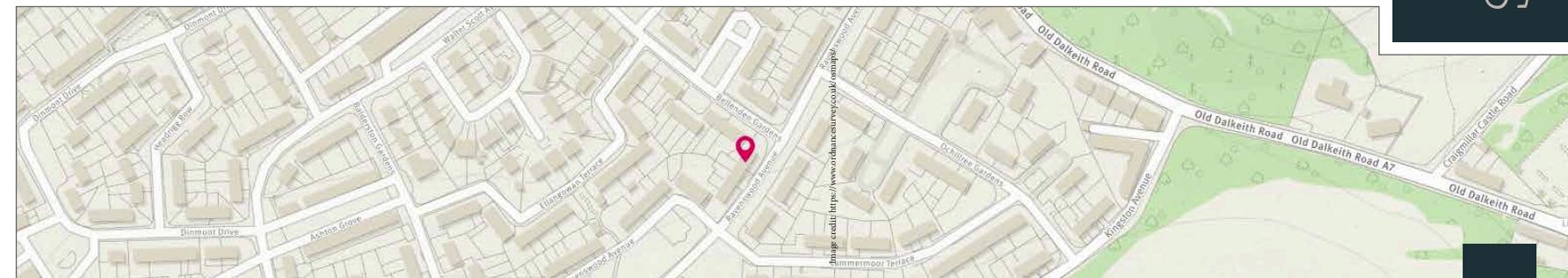
Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 1.65m (5'5")
Bedroom 1	4.21m (13'10") x 4.00m (13'1")
Bedroom 2	3.35m (11') x 2.20m (7'3")
Bedroom 3	4.90m (16'1") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 69m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and blinds.





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Part
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