

# 48 High Beveridgewell

DUNFERMLINE, KY12 9EP



*Lovely two-bedroom ground floor flat in an excellent location, within walking distance to town centre*



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This very attractive two-bedroom flat is located in a popular residential setting, centrally located in a well sought-after residential area of Dunfermline within walking distance to Dunfermline town centre. It has been updated to a good standard and would make an excellent purchase for first-time buyers or Buy-To-Let investors. The property is well presented throughout with contemporary decorative features.

# THE LOUNGE/KITCHEN



The accommodation comprises an entrance hallway that leads to the bright lounge that is open-plan to the well-equipped kitchen including an integrated oven/hob, and fridge.





Two spacious double bedrooms with built-in storage are located at the rear of the property. Within the hallway is also a dressing room and a three-piece bathroom with a shower.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

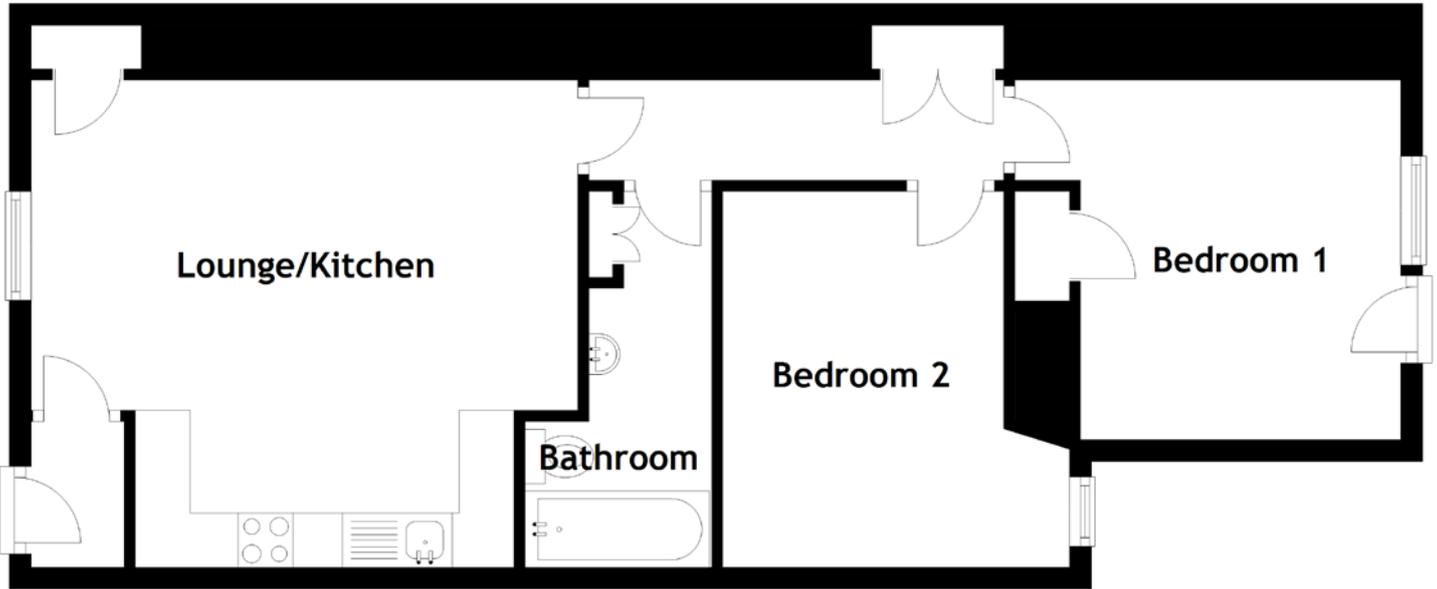


The property also benefits from gas central heating and double glazing. There is on-street parking to the flat and ample visitor parking. There are attractive, well-kept gardens to the front and rear of the property, both enclosed for privacy. The property also offers complete building plans to add an extension to the rear.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

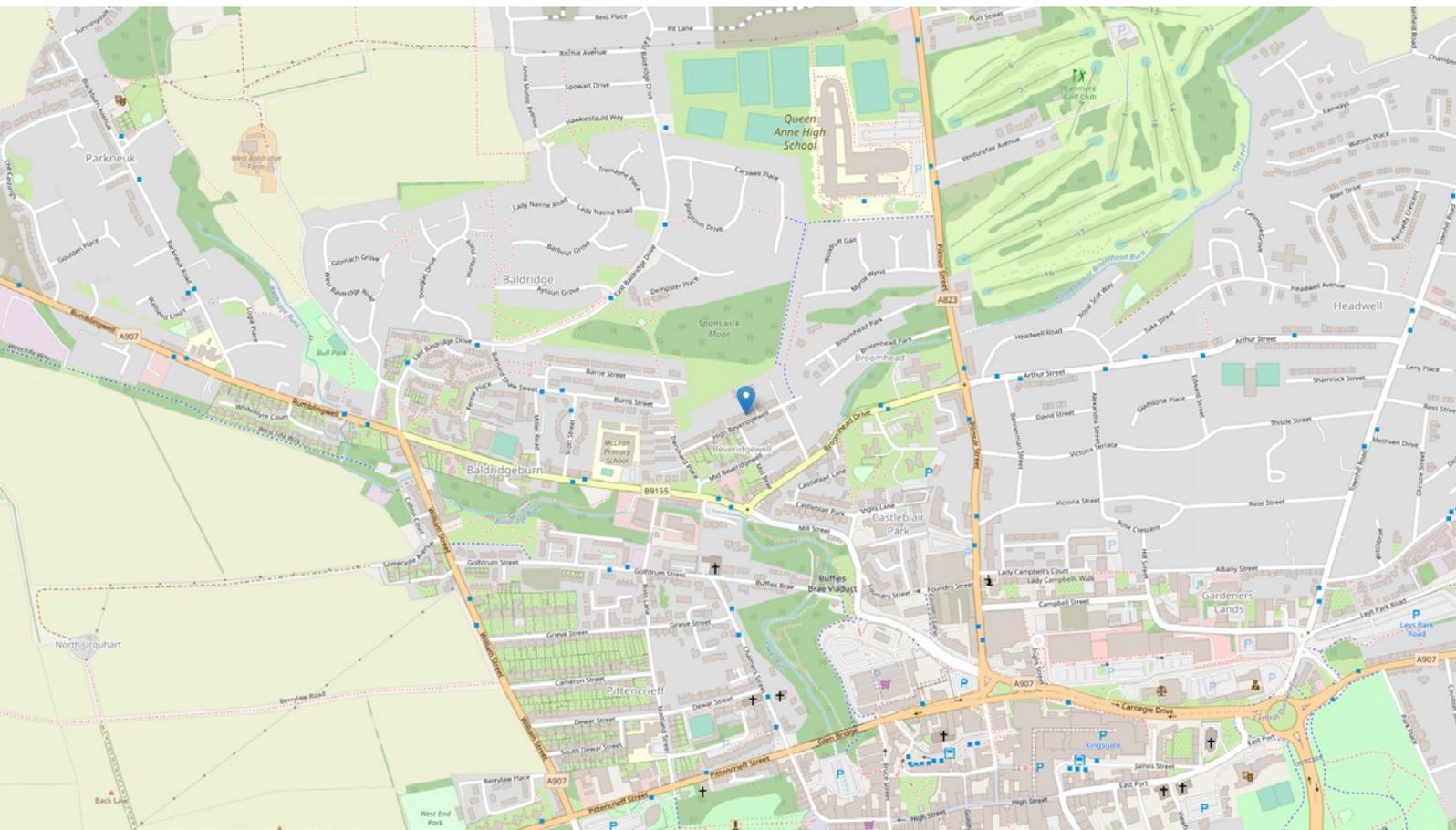


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	4.98m (16'4") x 4.47m (14'8")
Bedroom 1	3.30m (10'10") x 2.92m (9'7")
Bedroom 2	3.45m (11'4") x 2.56m (8'5")
Bathroom	3.45m (11'4") x 1.12m (3'8")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Floor cover, light fittings, blinds and window dressings.



# THE LOCATION

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.





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 which is home to a 10-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 keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge 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 & Dundee.



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