

48 High Beveridgewell

DUNFERMLINE, KY12 9EP



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



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

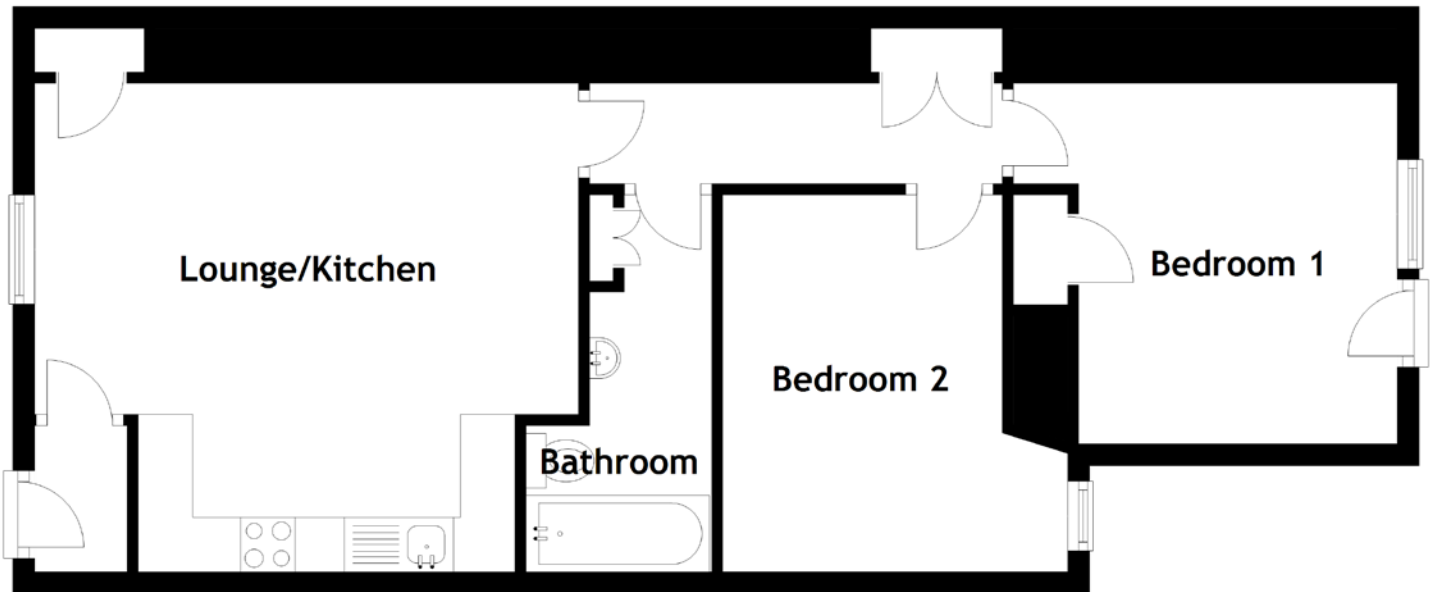


The property also benefits from gas central heating and double glazing. There is on-street parking to the flat and ample visitor parking. There are attractive, well-kept gardens to the front and rear of the property, both enclosed for privacy. The property also offers complete building plans to add an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

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

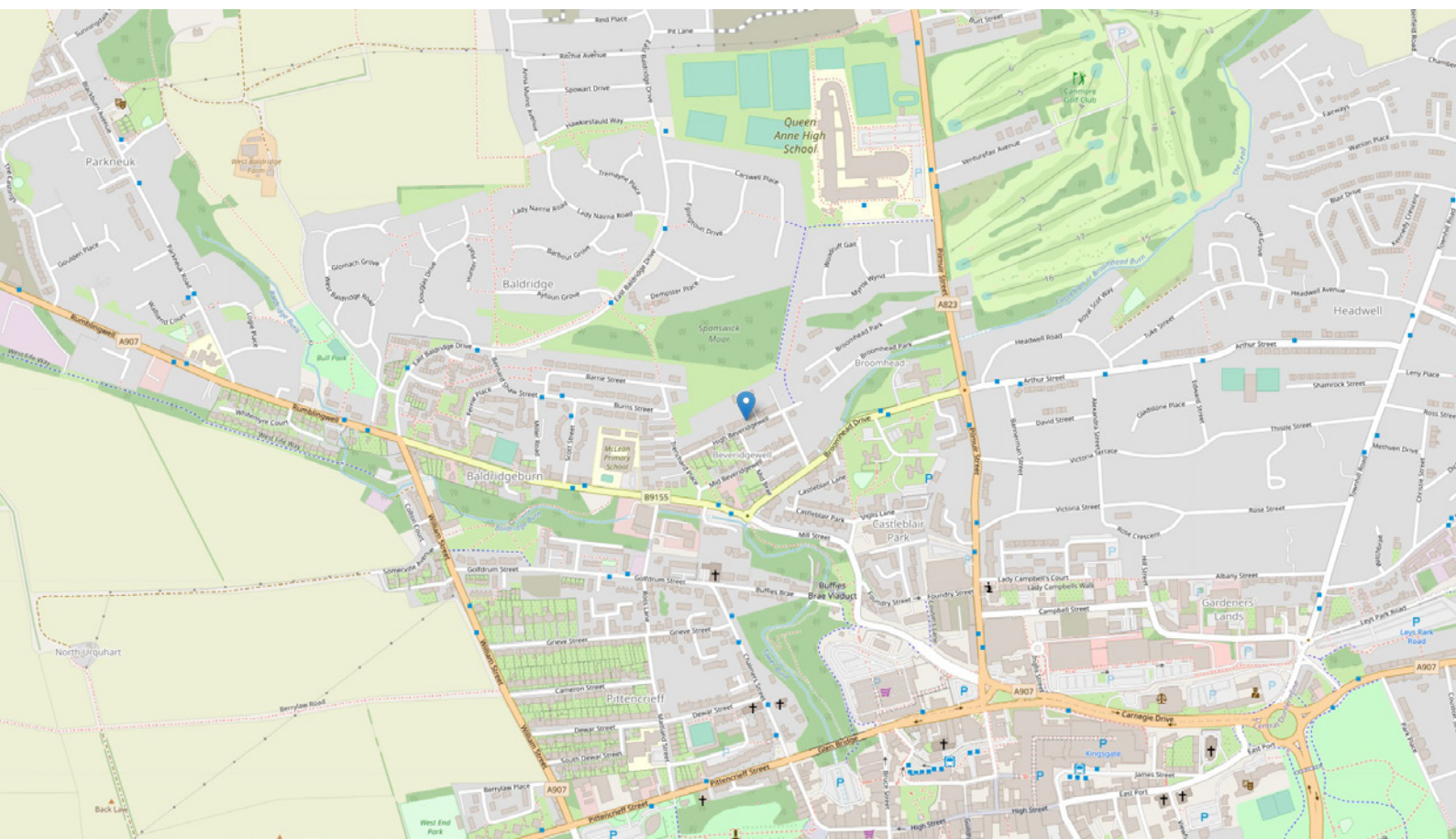


Approximate Dimensions
(Taken from the widest point)

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 (m²): 52m²
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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.