



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01383 660 570

**5 West Baldrige Road**

DUNFERMLINE, KY12 9AW

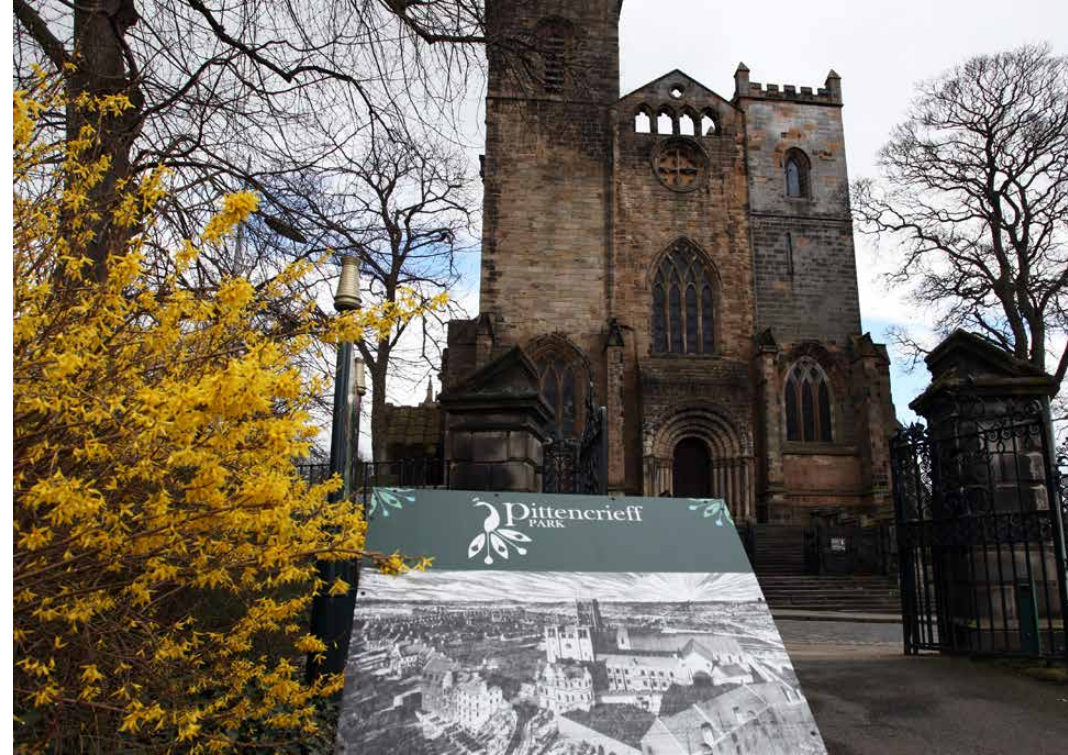


The Historic town of Dunfermline is a vibrant and culturally rich centre. The Birthplace of Andrew Carnegie and the resting place of Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including The Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch area, you have five Leisure Park which is home to a ten screen cinema, private health club, bingo and mini-golf.

For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers you have three private courses within close 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 its direct links to Edinburgh, Perth and Dundee. Schooling of good Repute is available throughout Dunfermline for both primary and secondary education.

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.





# 5 West Baldrige Road

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McEwan Fraser Legal is delighted to present this two-bedroom flat in Dunfermline. The property is in walk-in condition with fresh decor and new carpets. The flat is ideally located for public transport and commuting. Inside, the property comprises of:

- Fully equipped kitchen; ample storage.
- Spacious living area with new carpets and freshly decorated. Ample space for a dining table.
- Two spacious bedrooms.
- new bathroom suite including a bath with a shower over the bath.

In addition to this, the property benefits from ample parking to the rear. This is a good opportunity to acquire a ground floor flat in a great location.



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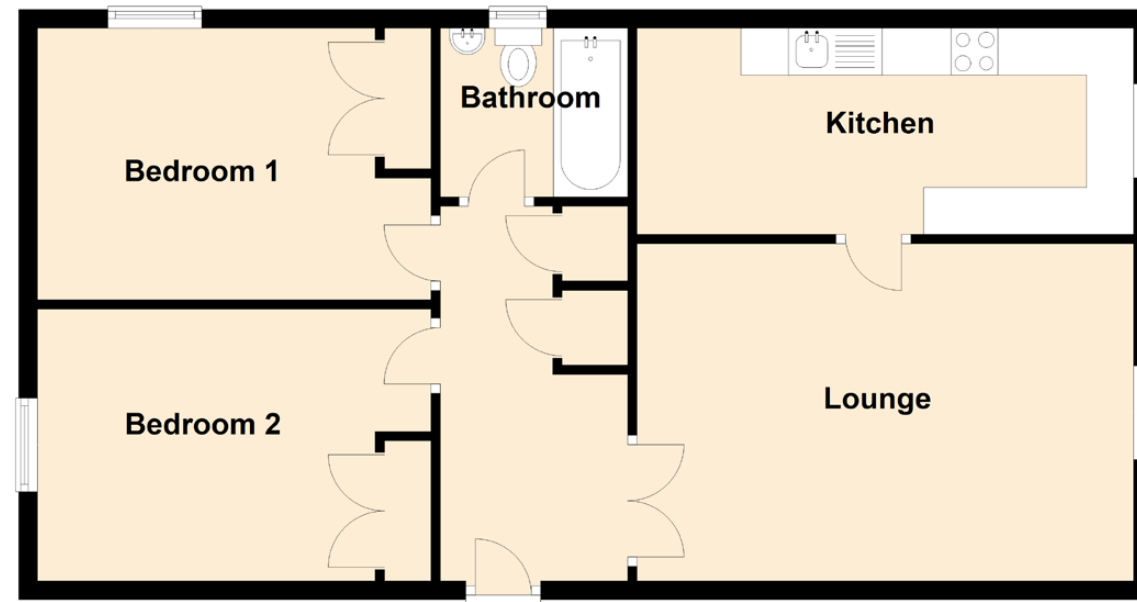


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# Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

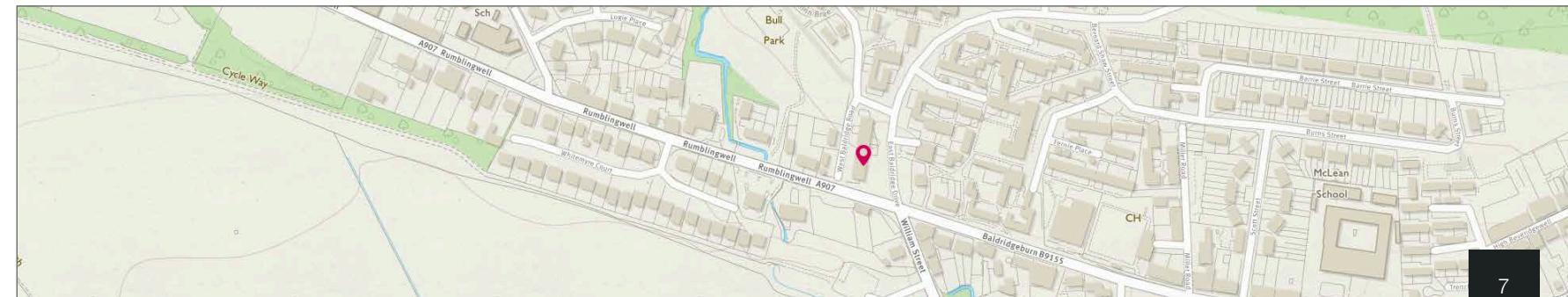


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Kitchen	5.10m (16'9") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C





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Part  
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Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer