

8 Fod Street

HALBEATH, DUNFERMLINE, FIFE, KY11 8EL



*EXCELLENT BUY TO LET INVESTMENT OR FIRST
TIME BUYERS PURCHASE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





8 Fod street is a delightful first floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition. Access is to the side of the building into an internal stairway that leads to the upper landing with ample storage. The bright and spacious lounge is pleasantly located to the front of the property, with feature window flooding the room with light. The kitchen/dining room features a range of floor and wall mounted units with windows overlooking the front garden. There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from space for free standing furniture if required. The modern family bathroom with shower is fully tiled, which completes the accommodation.

The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.





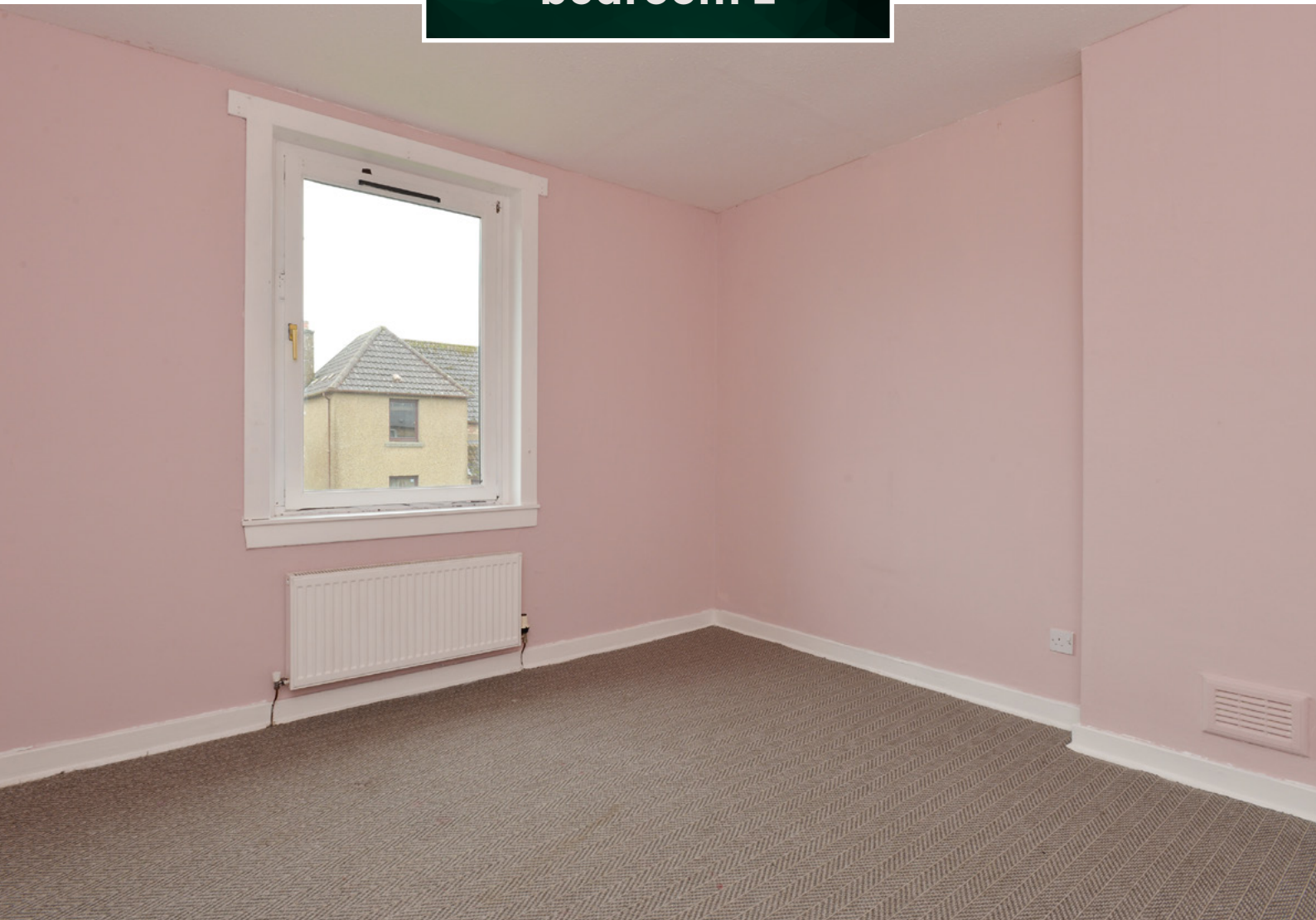


bedroom 1





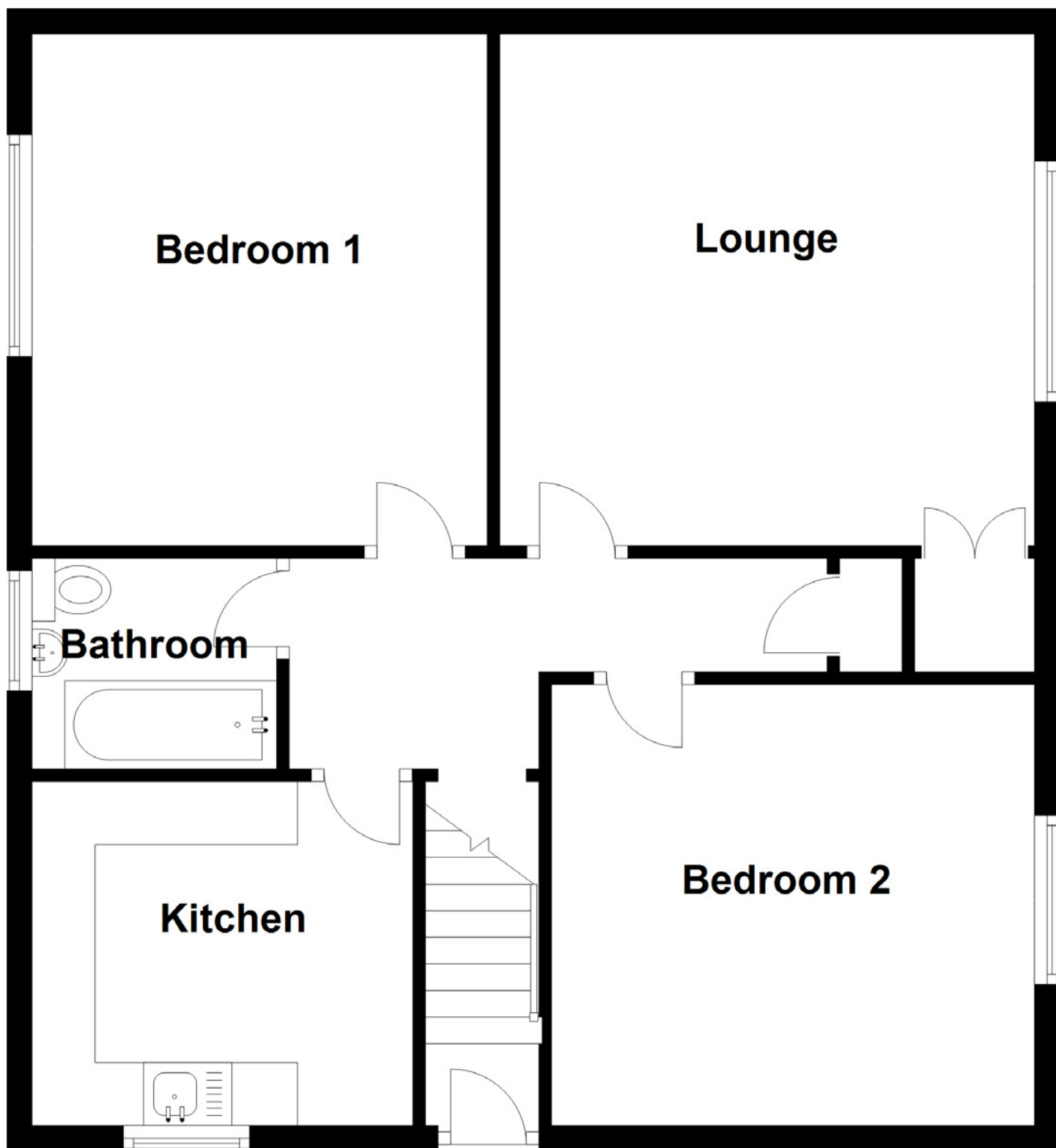
bedroom 2





the bathroom





Approximate Dimensions

(Taken from the widest point)

Lounge	4.24m (13'11") x 4.06m (13'4")	Bathroom	1.94m (6'4") x 1.67m (5'6")
Kitchen	3.02m (9'11") x 2.73m (8'11")		
Bedroom 1	4.07m (13'4") x 3.61m (11'10")	Gross internal floor area (m ²): 71m ²	
Bedroom 2	3.63m (11'11") x 3.50m (11'6")	EPC Rating: C	

Floor Plan



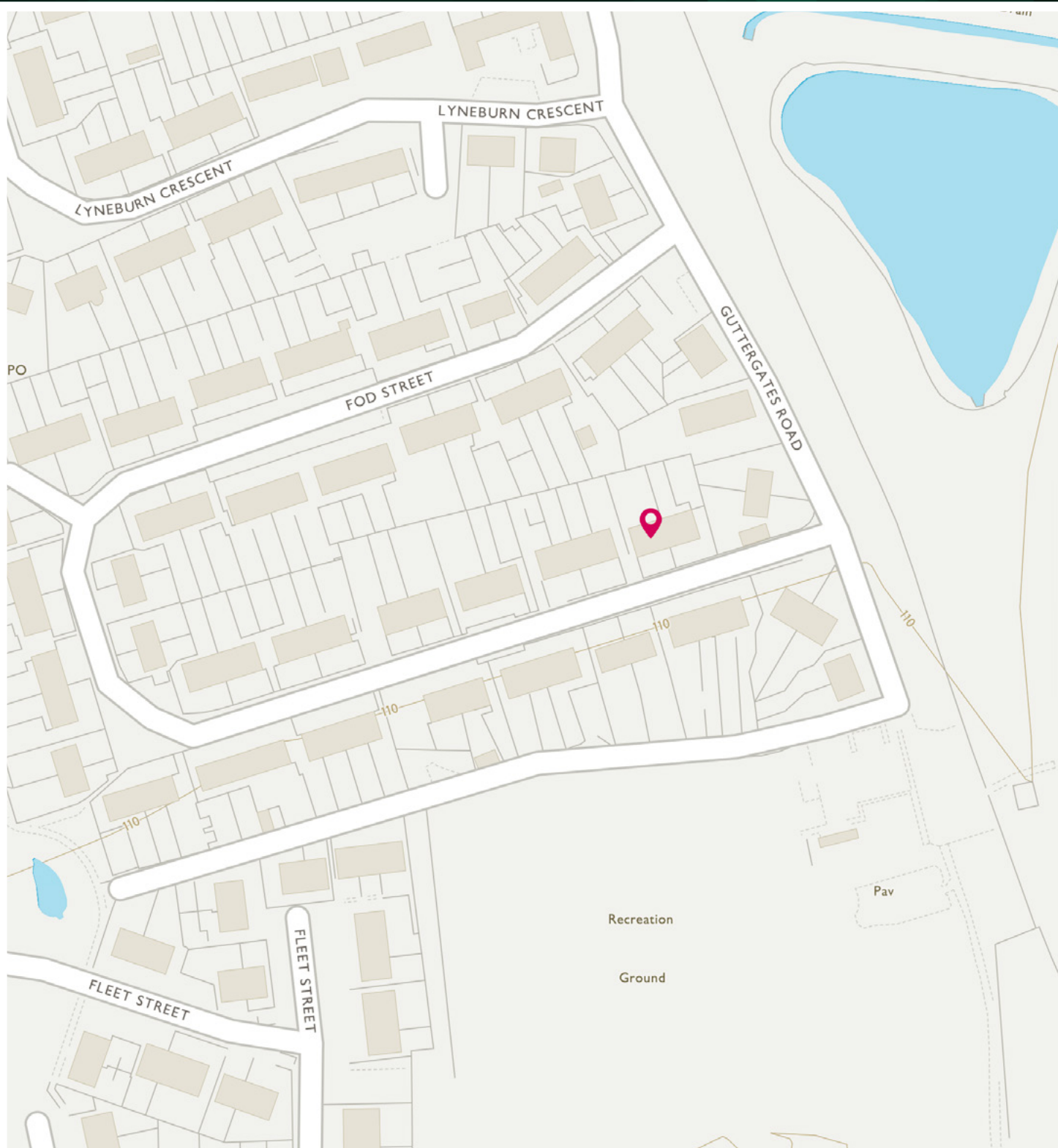
bedroom 2





An ideal location for the commuter, 8 Fod street is located on the edge of the small hamlet of Halbeath, on the outskirts of Dunfermline. There is a regular bus service close by connecting the area to Dunfermline where there is a wider range of facilities and amenities. The property is within easy reach of Carnegie College, a well-reputed restaurant, Fife Leisure Park, 24 hour Asda Superstore and quick and easy access to the M90 Motorway/Forth Road Bridge. Dunfermline city centre is approximately 2.5 miles away.

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 some public parks and woodlands throughout Dunfermline, for the keen golfers, there are three private courses within proximity.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.