

10 High Beveridgewell

DUNFERMLINE, KY12 9EP



Lovely first-time buyers purchase or buy to let investor, centrally located



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This very attractive one 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.



A spacious double bedroom with built-in storage is located to the rear of the property. Within the hallway is also a dressing room and a three-piece bathroom with a walk-in shower.

THE BEDROOM



THE BATHROOM & DRESSING ROOM

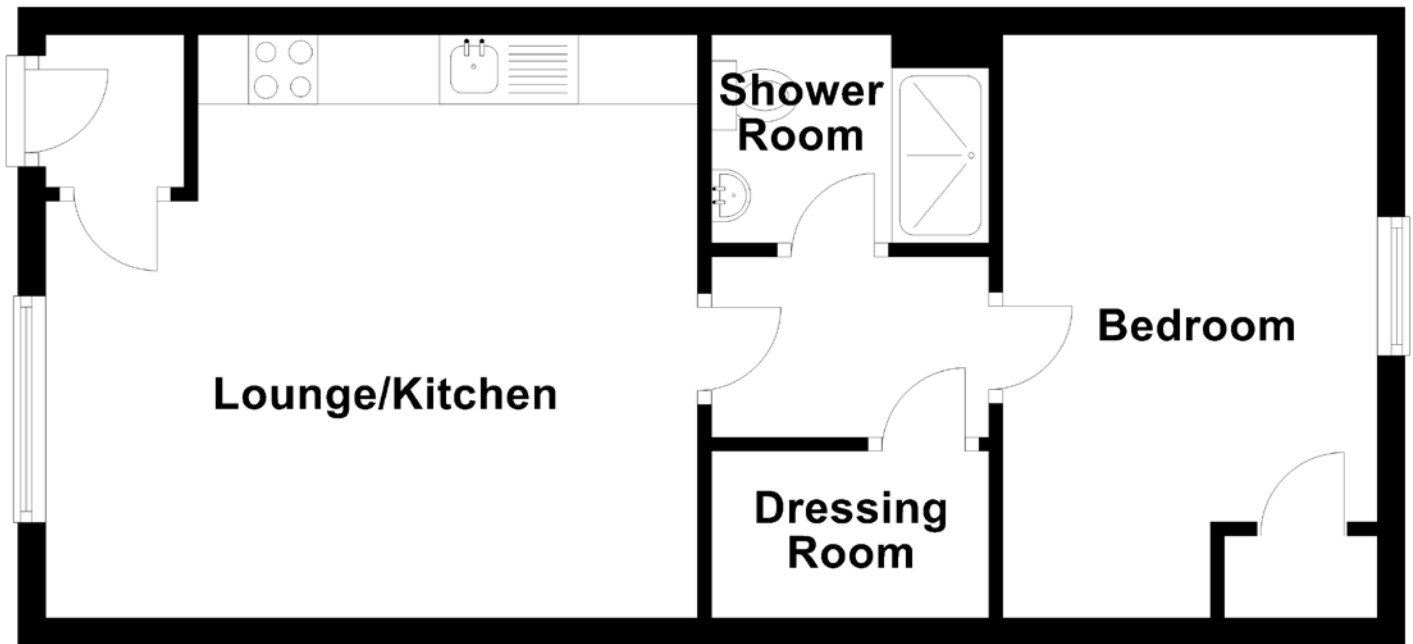


The property also benefits from gas central heating and double glazing. There is on-street parking to the flat and ample visitors parking. There are attractive, well-kept gardens surrounding the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



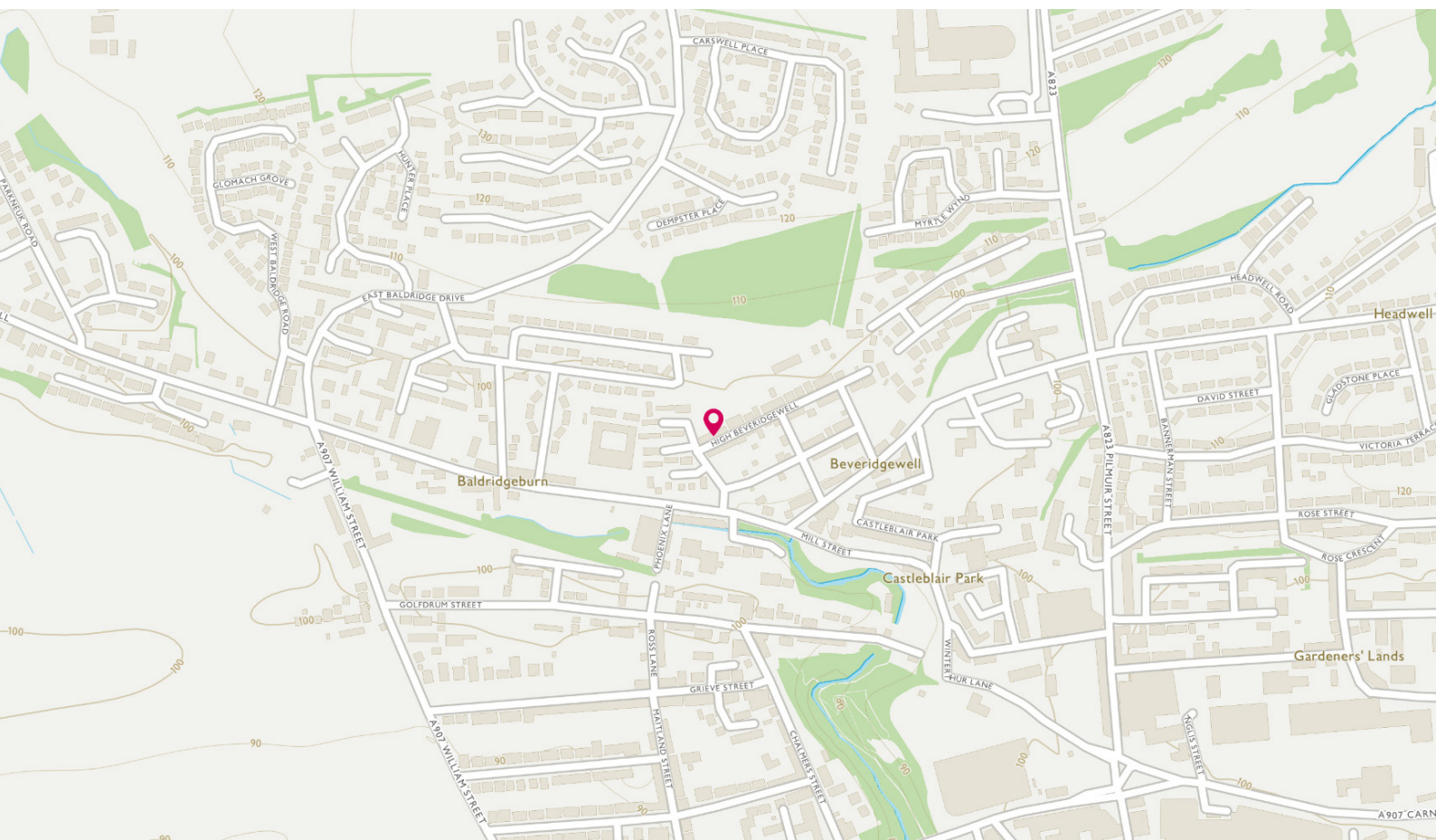
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.70m (15'5") x 4.20m (13'9")
Bedroom	4.20m (13'9") x 2.70m (8'10")
Shower Room	2.00m (6'7") x 1.50m (4'11")
Dressing Room	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m²): 40m²

EPC Rating: C

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



THE LOCATION

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 Fife 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 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 its direct links to Edinburgh, Perth and Dundee.



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