



Morgans

40 Mid Beveridgewell
Dunfermline, Fife, KY12 9ES
Offers in the region of £73,000



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Dunfermline
KY12 9ES

Charming traditional main door flat within walking distance to the town centre with all amenities, leisure and recreational facilities provided. There are excellent transport links including Dunfermline bus and train station and a short distance to the M90 motorway network and Forth Bridges. The property would ideally suit first time buyers and buy to let Investors. The accommodation has been well maintained and modernised comprising: entrance hall, living room, contemporary fitted kitchen, double bedroom and shower room. The property benefits from gas central heating and double glazing. Private garden to the front and rear with shared access to the outhouse building used for storage. On street parking available. Early viewing recommended. EPC RATING D.



LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey reflects the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. 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 and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LIVING ROOM 15'1 x 11'6

KITCHEN 15'1 x 6'7

BEDROOM 15'1 x 10'10

SHOWER ROOM 10'2 x 4'11

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom fittings, light fittings and integrated kitchen appliances. Also included in the sale: cooker, washer dryer and fridge freezer.

VIEWINGS

By appointment with Morgans telephone 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west on the A907 and at the second set of traffic lights turn right into Pilmuir Street, then first left into Foundry Street following the road, taking the second turning on the right into Trenchard Place. Take the next right into Mid Beveridgewell where the property is situated on the left hand side as signposted.

MORGANS PROPERTY PACKAGE

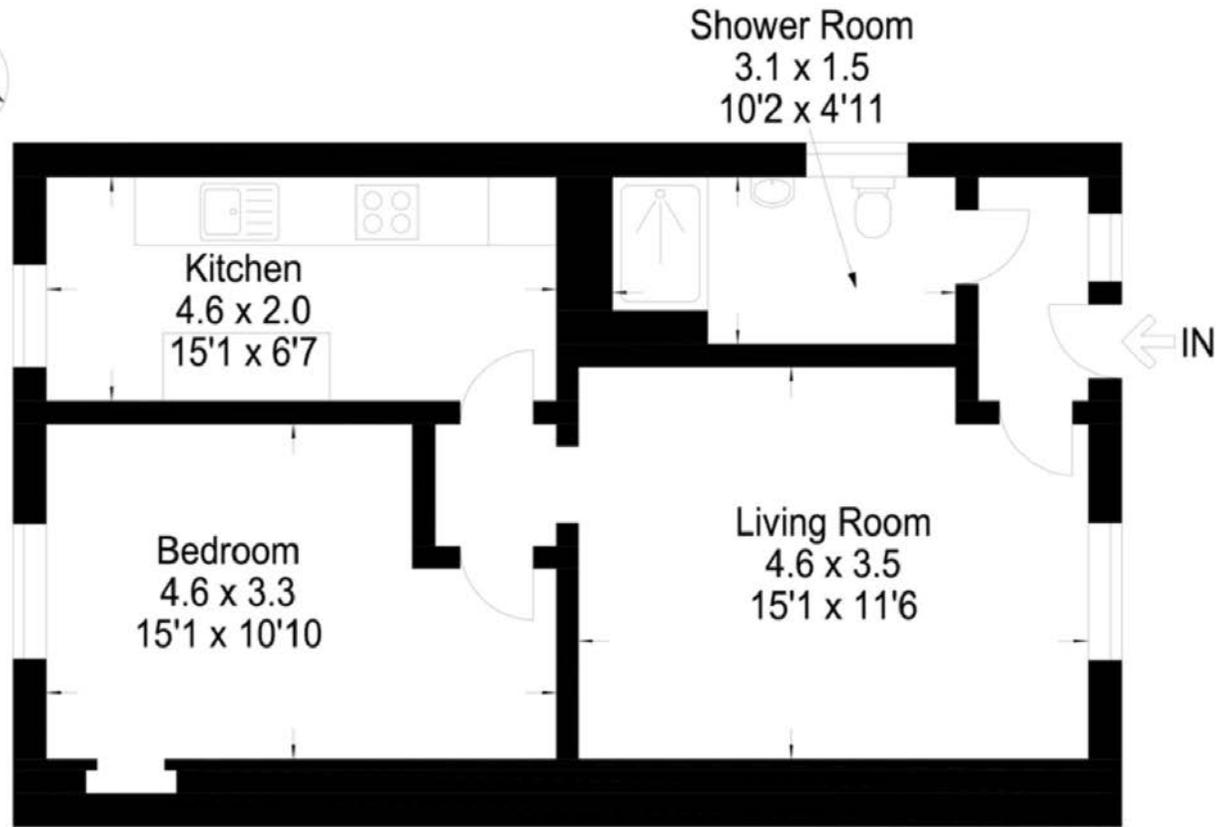
We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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