



M o r g a n s

22 High Beveridgewell
Dunfermline, Fife, KY12 9EP
Fixed Price £79,995



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Essential Viewing £5K UNDER HOME REPORT. Keenly priced and charming ground floor garden flat, excellent first time purchase, would suit couples/single persons looking for an easy to maintain home yet benefiting from an easy walk into town with all amenities nearby. The subjects are well presented and comprise entrance hall, living room, kitchen with appliances, two bedrooms and bathroom with shower. The property is double glazed with gas central heating and has private gardens to the front and good sized gardens to rear. Early entry available. 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 and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road bridges 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 way 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 stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LIVING ROOM 15'1 X 13'1

KITCHEN 12'10 X 8'2

BEDROOM 1 13'5 X 10'10

BEDROOM 2 13'1 X 6'11

BATHROOM 5'11 X 5'7

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated

appliances, fridge freezer and automatic washing machine.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west via Carnegie Drive and progress left passed the new Tesco store. At the mini roundabout go straight over and turn right into Trenchard Place and then second right into High Beveridgewell where the property is situated on the left hand side at the end of the road as signposted.

MORGANS PROPERTY PACKAGE

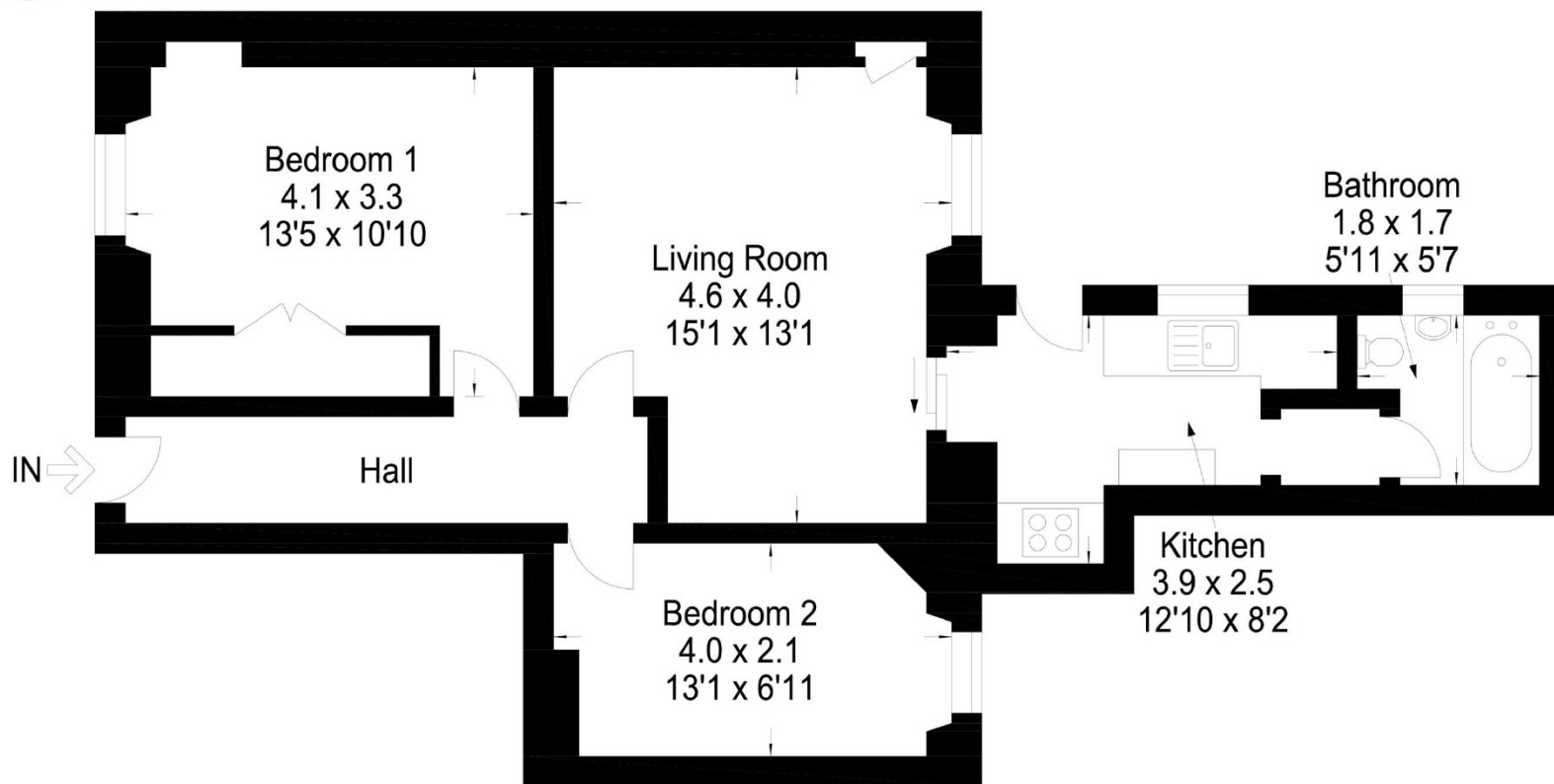
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

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. No moveable items will be included in the sale.







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)

VistaBee 2018

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.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222 | FAX: 01383 621213
WWW.MORGANLAW.CO.UK

