



9 High Beveridgewell, Dunfermline, KY12 9ER
Offers In The Region £230,000

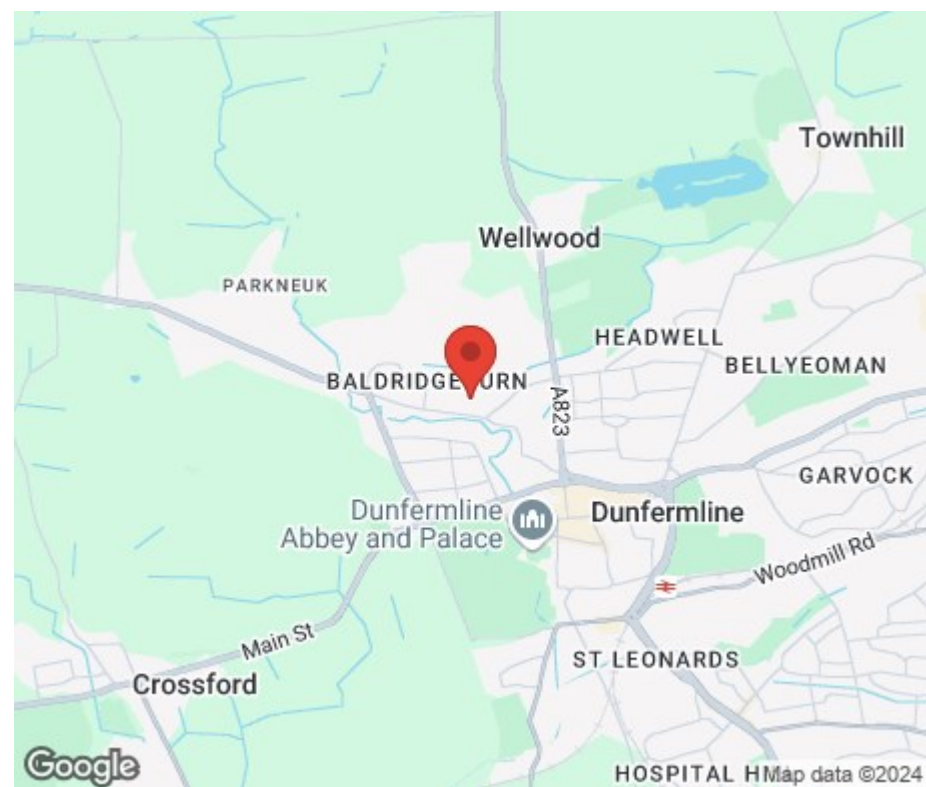






**** CLOSING DATE ON THURSDAY 26TH SEPTEMBER AT 12 NOON **** We are delighted to be marketing this extended detached home built approx 1890 to provide spacious family accommodation over two levels, with generous gardens to the rear providing an idyllic haven and providing a child and pet safe environment. The mature gardens and lawn are well maintained and further benefit from a double garage and driveway. Rarely available the property was originally no 7 which was upstairs and no 9 being on the ground floor. The property has some charming features throughout, would make an ideal family home and would benefit from upgrading. The subjects briefly comprise : entrance vestibule, reception hall, lounge, dining room, kitchen and two bedrooms on the ground floor with shower room. On the upper level three further bedrooms and bathroom. Good storage throughout. Early entry available.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect 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 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC IN SALE / AGENTS NOTE

All fitted carpets, blinds, bathroom and light fittings together with integrated appliances.

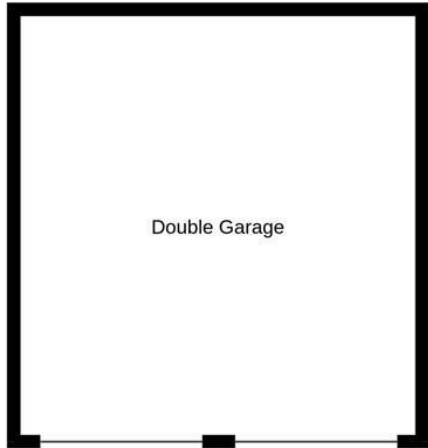
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.

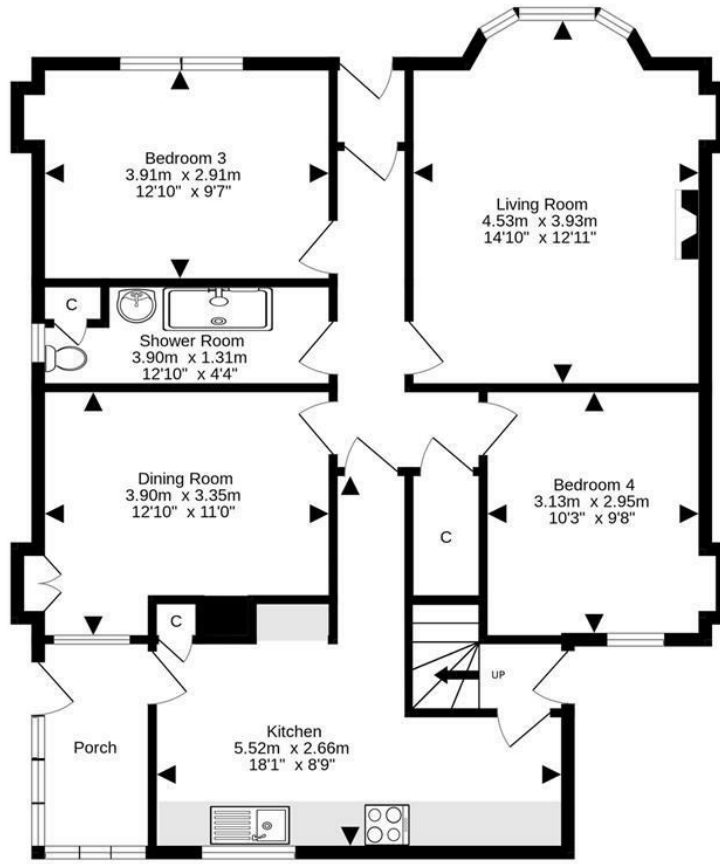




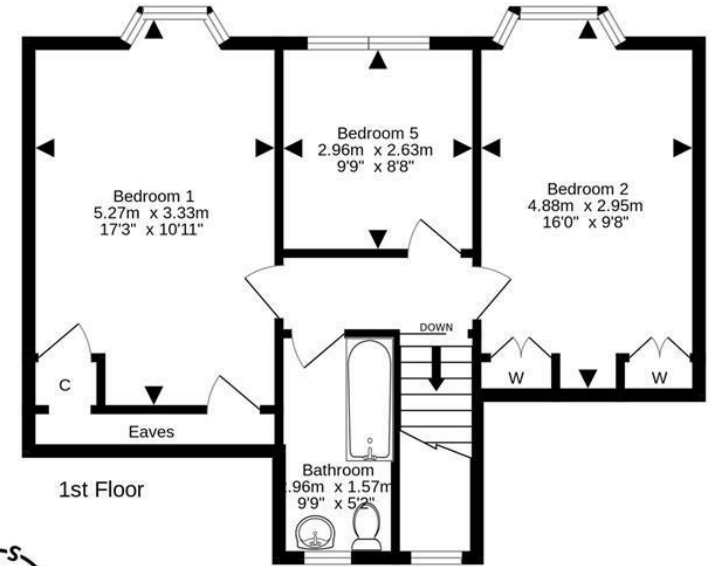




Double Garage



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.