



Morgans

PROPERTY

7 Erskine Beveridge Court, Dunfermline, KY11 3AW

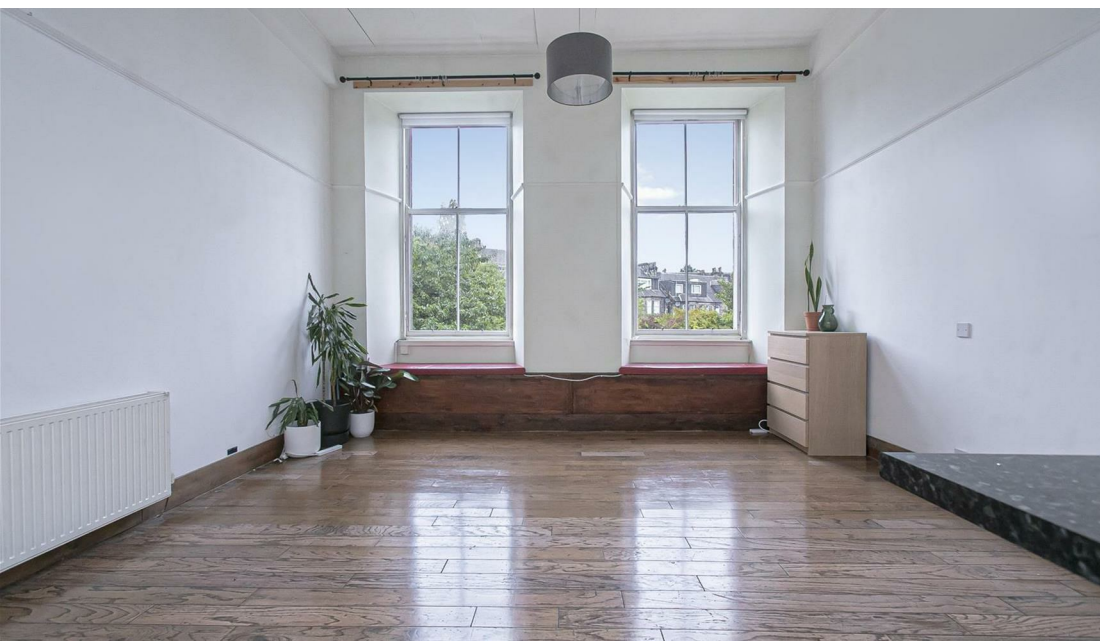
Offers Over £149,950

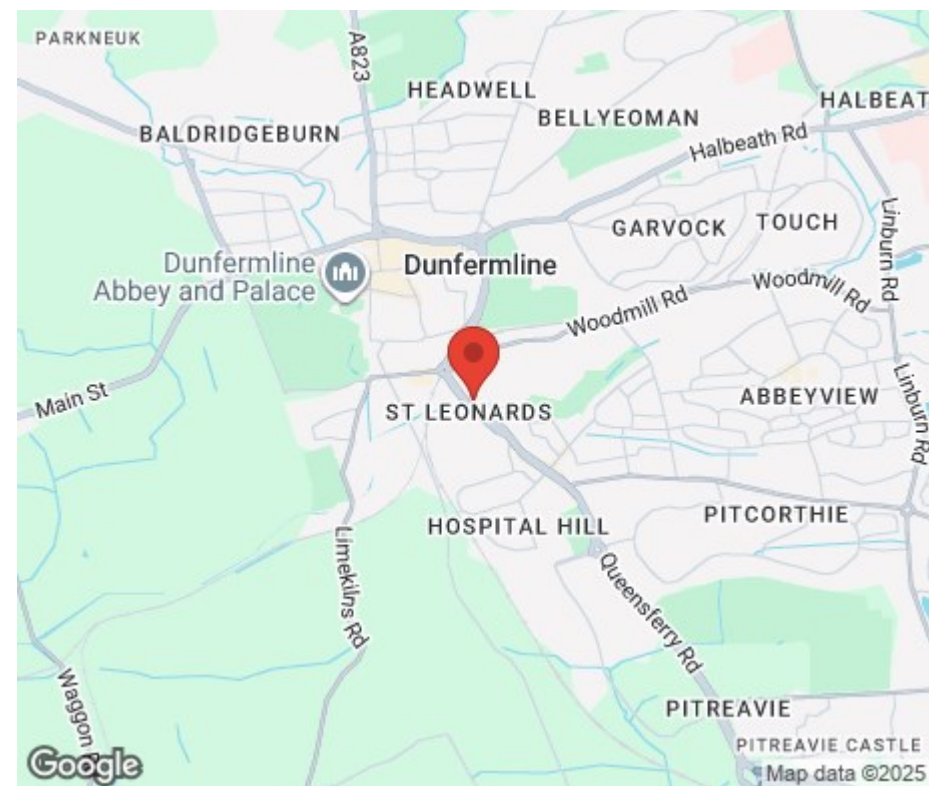
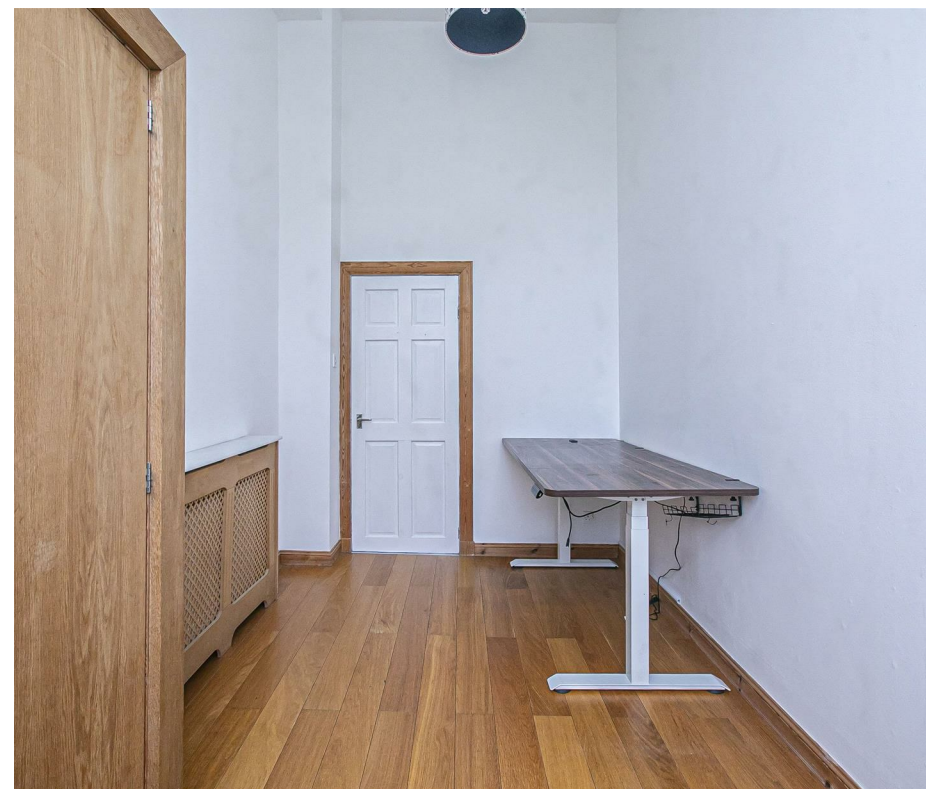






Combining traditional features with modern contemporary living, this generous traditional upper apartment within converted "B" listed Linen Mill provides fabulous accommodation for any discerning buyer looking for an easy to maintain property within a short walking distance of the City Centre and train station. The property is set within attractive residents gardens and grounds with ample private parking. The subjects are charming throughout and briefly comprise impressive main reception hall into the primary section of the building. Private entrance hall, large walk in cupboard could be small office, bright spacious lounge with feature window seats and open plan aspect with fitted breakfasting kitchen. There are two bedrooms with ample space for free standing furniture and bathroom with overhead off mains shower. Superb views over the city with high ceilings are to name but a few features. The property is single glazed (sash and case) with gas central heating. Early entry is available.





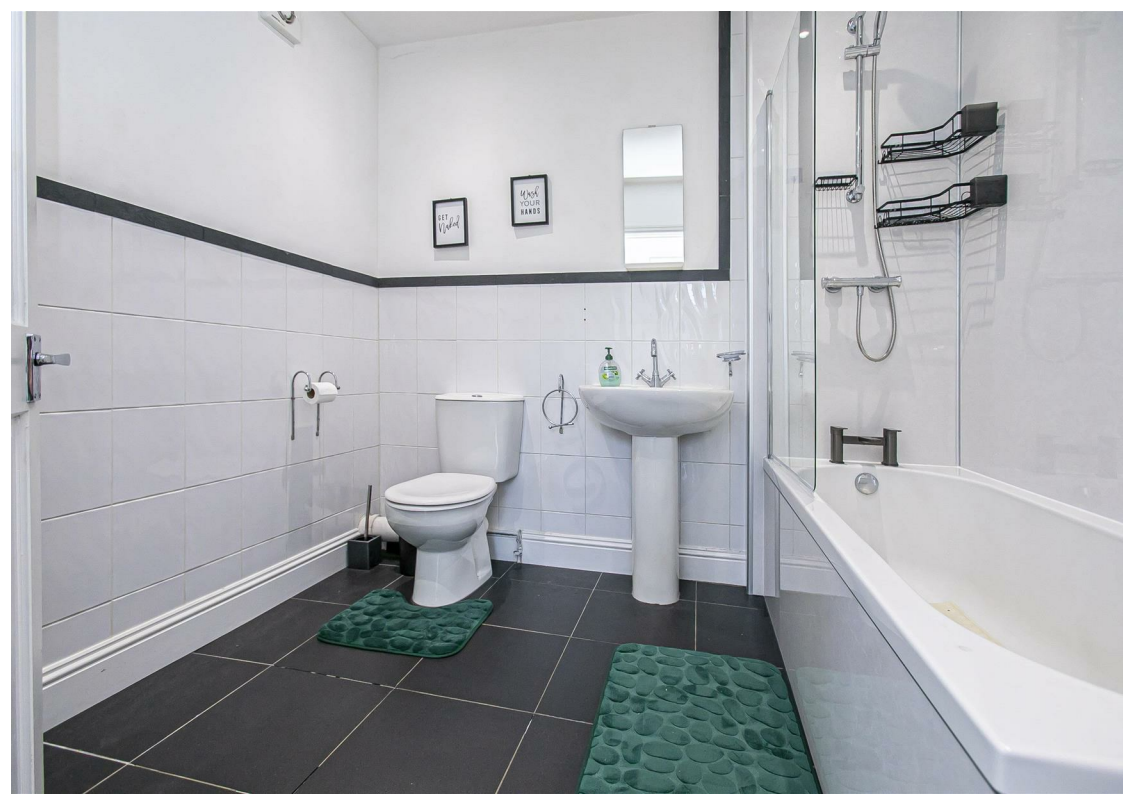
LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 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. 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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.
Please note there is a Residents Fund approximately £30.00 per month. This covers garden ground and maintenance.

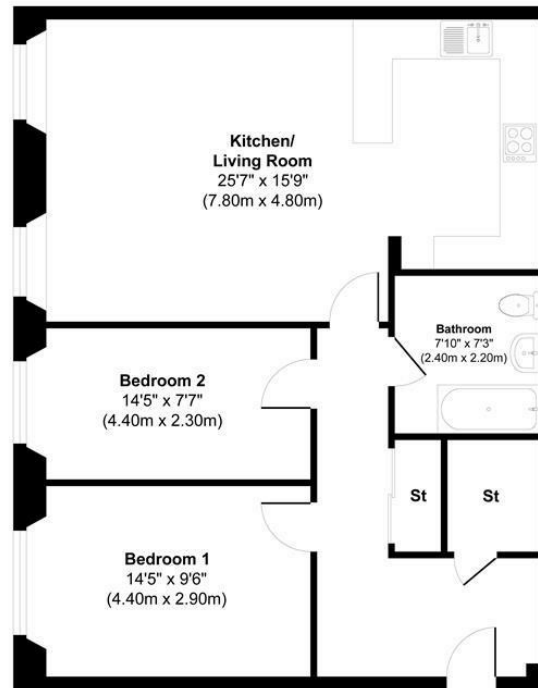
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







7 Erskine Beveridge Court, Dunfermline



Approximate Floor Area
818 sq. ft
(76.01 sq. m)

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Approx. Gross Internal Floor Area 818 sq. ft / 76.01 sq. m

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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.