



Malcolm Jack
& Matheson

95 BEVERIDGE STREET
DUNFERMLINE, KY11 4PX



OFFERS OVER
£73,500

**SPACIOUS 2-BEDROOM GROUND FLOOR
FLAT. GARDEN. AMPLE ON STREET
PARKING. IDEAL FOR FIRST TIME BUYERS.**

HALL

LOUNGE

KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

**GARDEN TO FRONT AND SECTION OF LAWN
AT THE REAR**

GCH & DG

EPC C



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road, Forth Rail Bridges and the Queensferry Crossing has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth, and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreational facilities can be found in the city centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

95 Beveridge Street offers a spacious two-bedroom ground floor flat in the heart of Dunfermline. The property is well located for easy and quick access into Dunfermline town centre with its many shops including an Asda superstore, bars, and restaurants. The property is conveniently located near Rex Park, offering easy access to its green spaces and recreational facilities.

Internally the accommodation comprises bright and spacious lounge, a fitted kitchen, two double bedrooms and a bathroom. The property would now benefit from some upgrading, provides good

storage facilities, and benefits from gas central heating and double glazing throughout.

Externally, the property has garden ground at the front and a section of lawn at the rear. There is ample on street parking surrounding the property.

ACCOMMODATION

HALL 5.86m x 2.30m (19'3" x 7'6")

Walk in deep storage cupboard housing meter. Radiator. Built in cupboard housing water tank and heating controls. Carpet.



LOUNGE / DINER 4.60m x 3.97m (15'1" x 13')

Bright and spacious lounge with two windows to the front. Fireplace. Radiator. Carpet.

KITCHEN 3.14m x 2.47m (10'4" x 8'1")

Modern fitted kitchen with door to the rear garden. Radiator. Integrated sink and drainer. Freestanding washing machine. Space for cooker and fridge/freezer. Laminate flooring

BEDROOM ONE 3.75m x 3.38m (12'4" x 11'1")

Spacious and bright double bedroom. Two built in wardrobes. Window to the side and window to the front. Radiator. Carpet.

BEDROOM TWO 3.48m x 3.10m (11'5" x 10'2")

Double bedroom with window to rear. Cupboard housing boiler. Radiator. Carpet.

BATHROOM 2.11m x 1.90m (6'11" x 6'3")

White three-piece suite comprising bath with electric shower, wash hand basin and WC. Opaque window to rear. Radiator. Laminate flooring.

GARDEN AND GROUNDS

The property has garden ground at the front and a section of lawn at the rear. There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the freestanding washing machine.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

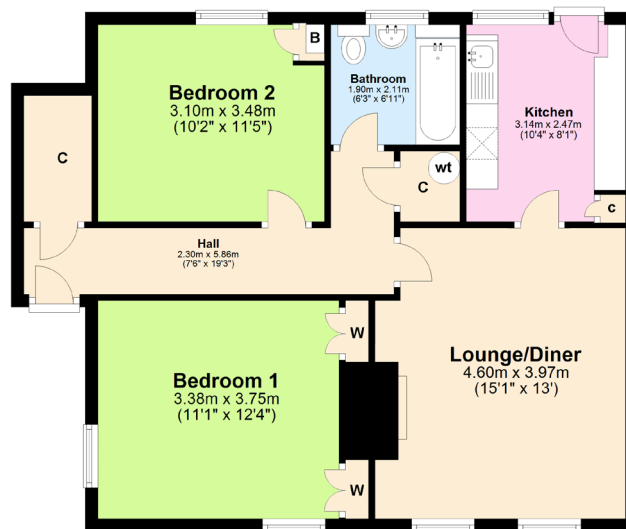
As this property is vacant, we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

While every effort has been made to ensure the accuracy of the description, measurements of dimensions and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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