

40 Mid Beveridgewell

DUNFERMLINE, FIFE, KY12 9ES



*IMMACULATELY PRESENTED GROUND FLOOR
APARTMENT IN THE HEART OF DUNFERMLINE*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to present to the market this immaculately presented one-bedroom ground-floor apartment, ideally situated in a central location within Dunfermline. Offering well-proportioned accommodation, generous storage and beautifully maintained gardens, this excellent property would make an ideal first-time purchase, downsizing opportunity or buy-to-let investment.

The property is entered via a welcoming entrance hallway, leading into a bright and spacious lounge. The lounge features a large feature window flooding the room with natural light, creating a bright and welcoming living environment.

The Property



The well-appointed kitchen overlooks the rear garden and is fitted with a good range of wall and base-mounted units, providing excellent storage and practical workspace.





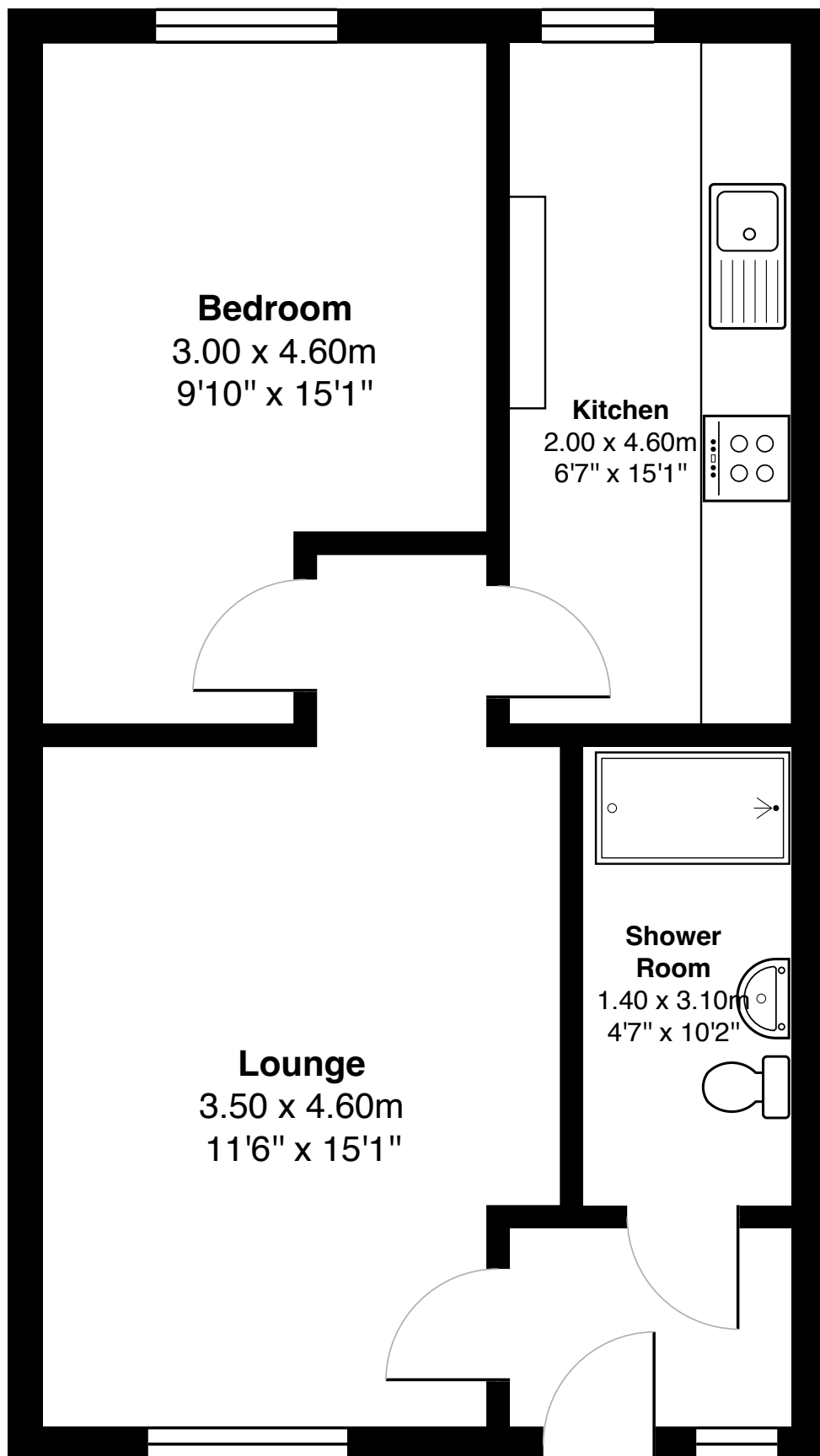
The accommodation continues with a beautifully presented fully tiled shower room, complete with a contemporary walk-in shower.





The generously sized bedroom is positioned to the rear of the property and offers excellent space for a range of freestanding furniture configurations. Generous storage throughout the apartment further enhances the practicality of the accommodation.





Gross internal floor area (m²): 47m²

EPC Rating: C



Externally, the property benefits from well-maintained gardens to both the front and rear, providing attractive outdoor space. On-street parking is available to the front.

Centrally located within Dunfermline, the property is ideally placed for access to a wide range of local amenities, shops, schools, leisure facilities and excellent transport links, making this a particularly convenient location for modern living.

Early viewing is highly recommended to appreciate the excellent condition, generous proportions and superb central location this property has to offer.

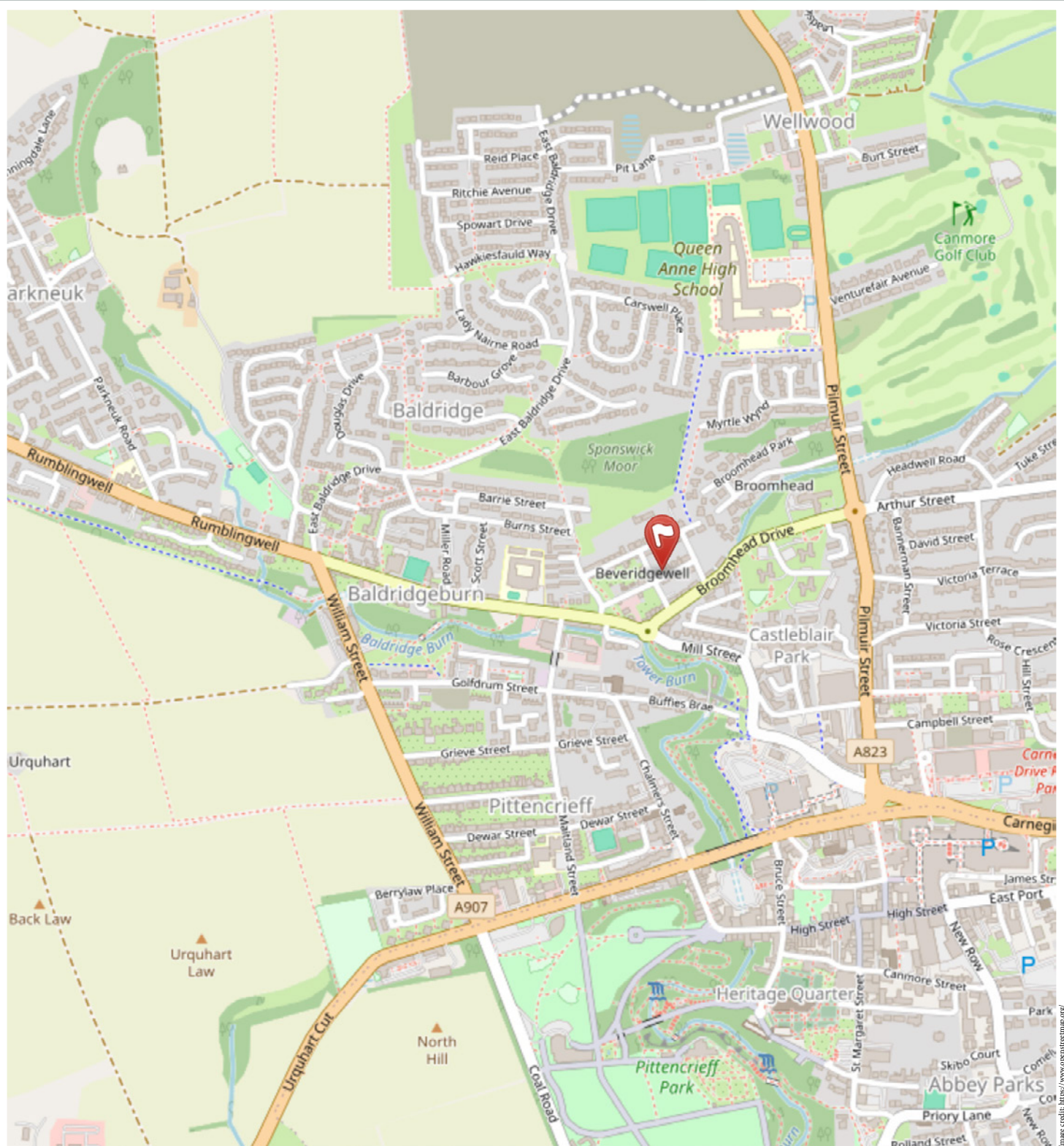


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

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 direct links to Edinburgh, Perth & Dundee.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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