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Offers Over
£85,000

70 Beveridge Street

Dunfermline | Fife | KY11 4PY

Spacious three bedroom main door lower flat, located in the ever popular Dunfermline, Scotlands newest city. The property is ideal for growing families and early viewing is advised to appreciate the space on offer however the property may benefit from a degree of upgrading. Local amenities are close by along with public transport and motorway links.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

Upon entry, you're greeted by an entrance vestibule that leads into a T-shaped hallway with two spacious storage cupboards. The reception area is flooded by natural light by dual-aspect windows to the front, complemented by a central fireplace, while the kitchen is fully tiled and equipped with wall and base units, complete with a rear door for convenience. The bedrooms consist of a large double with two windows overlooking the rear garden, a generously-sized double currently arranged as a formal dining room, and a small double with a side aspect. The shower room is designed as a wet room, furnished with a two-piece suite and an electric shower for added comfort.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

The property benefits from private front and rear gardens, to the front is a low maintenance space with a pretty perimeter stone wall, to the side is a gated private driveway which leads to the rear of the property. To the rear is an enclosed private space benefitting from a patio area, ideal for outside entertaining.

The rear garden has ample space for a garage to be constructed.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

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.

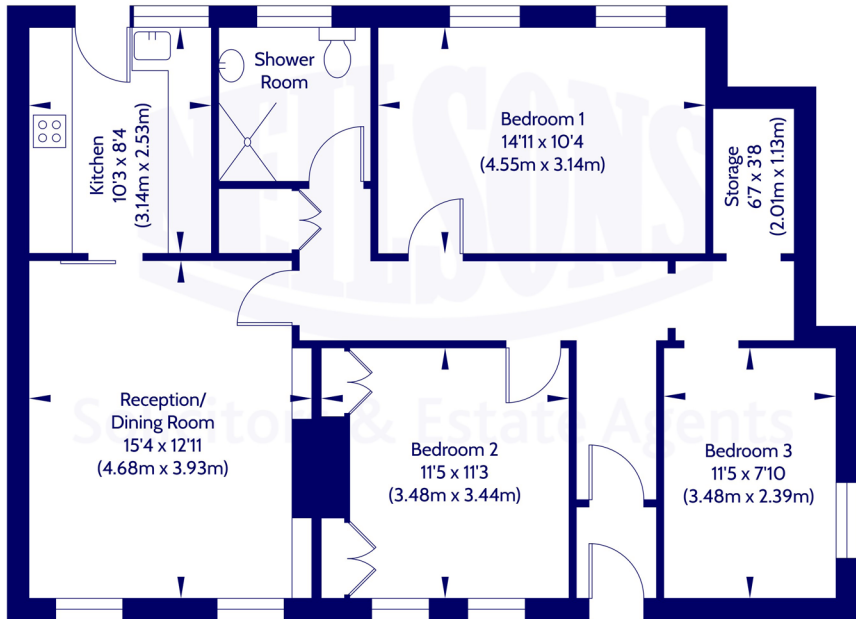


Approx. Internal Area 84.75 Sq M / 912 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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