



CLANCYS

clancys-solicitors.co.uk

Flat 1
Erskine Beveridge Court,
Saint Leonards Street,

Dunfermline, KY11 3AW



1



1



1



EPC

D



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely, spacious 1-bedroom ground floor apartment, within converted "B" listed linen mill (Built in 1860). The accommodation briefly comprises a welcoming entrance hallway, open plan lounge/fitted kitchen with feature fireplace and beautiful cornicework, bedroom incorporating a mezzanine section and contemporary shower room. The property further benefits from a secure entry phone system, gas central heating, sash and case windows, off street residents parking and spacious communal garden grounds. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

Factoring

A monthly factoring fee of approximately £30 is payable.

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.

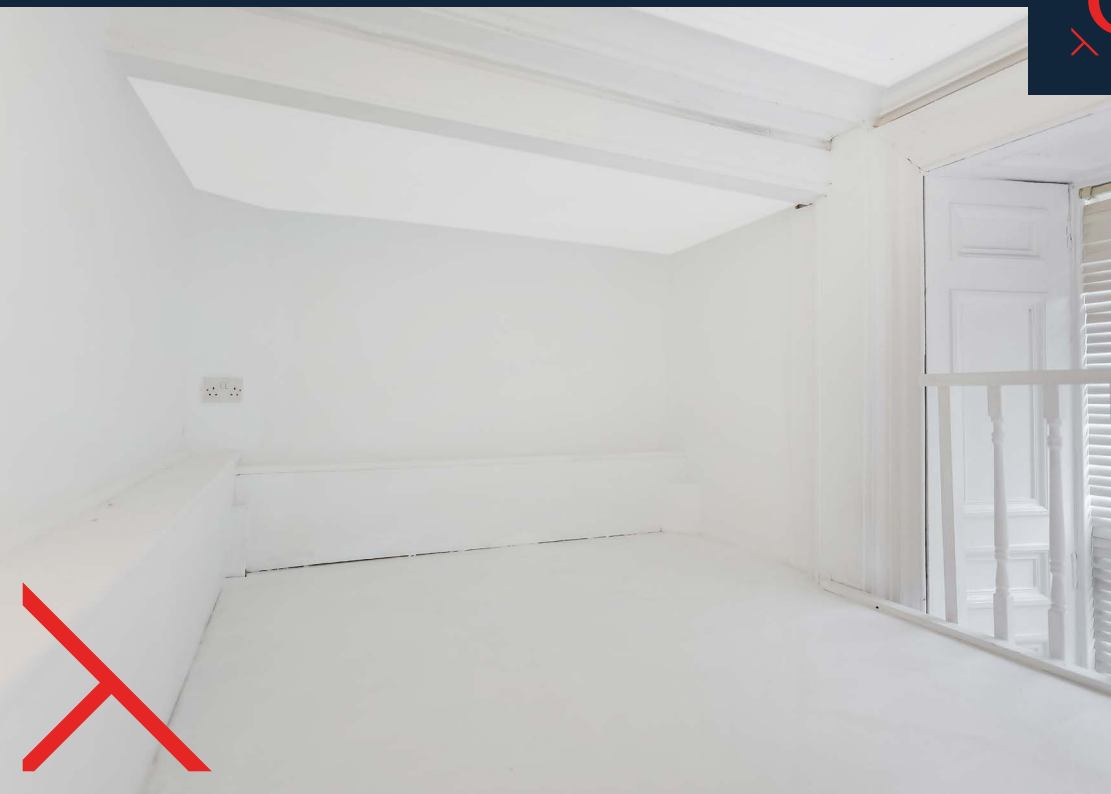
Extras

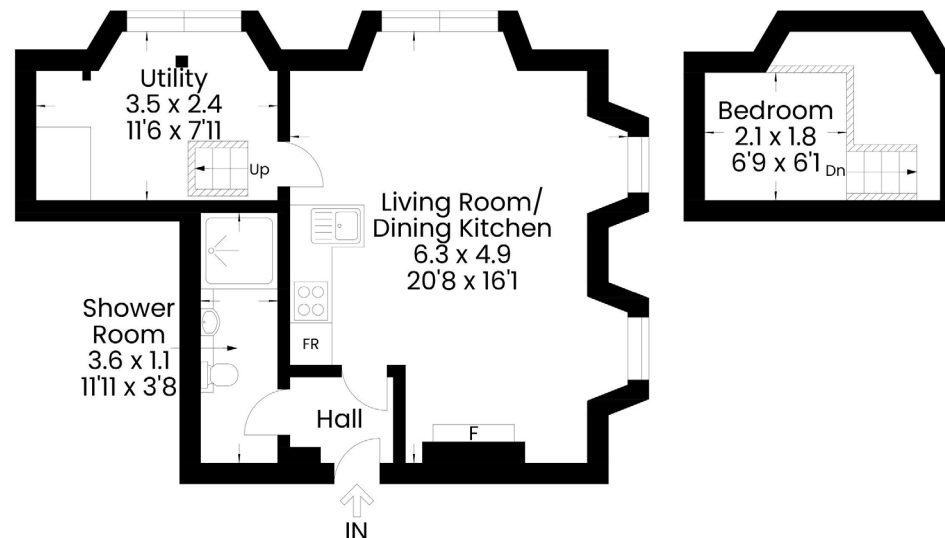
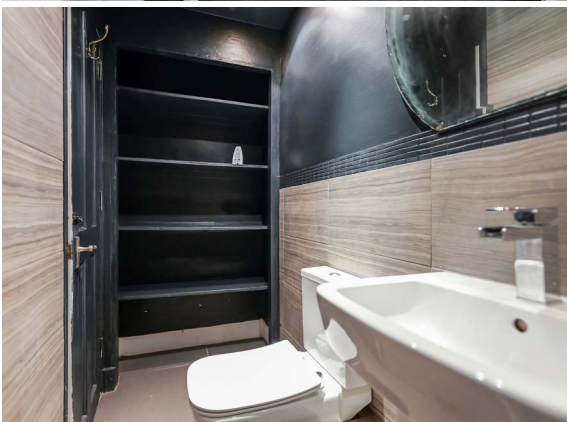
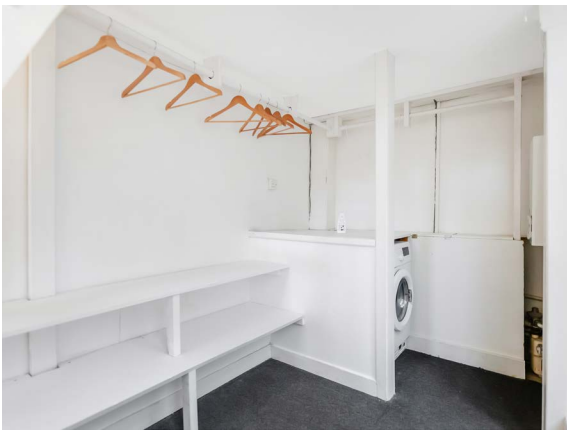
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Lounge/Kitchen
- 1 Bedroom
- 1 Shower room
- Gas central heating
- Sash & Case windows
- Communal garden grounds
- Residents parking
- EPC rating - D
- Council Tax Band – B
- Tenure - Freehold





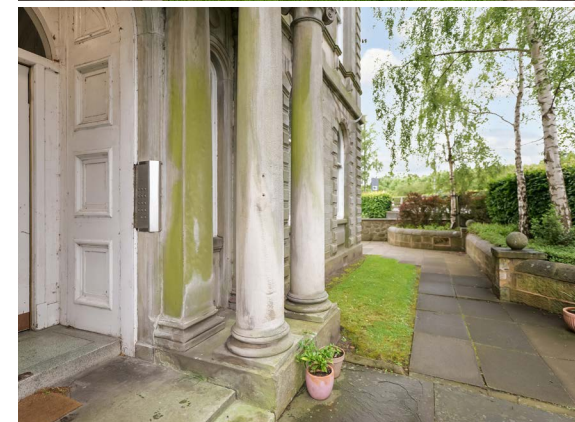


Ground Floor

First Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.