



51 Mid Beveridgewell, Dunfermline, KY12 9ES



## Welcome

Welcome to Mid Beveridge Well, a well-presented two-bedroom semi-detached villa located in the popular residential area of Beveridge Well, situated within a well-established residential area of Dunfermline with convenient access to local amenities including shops, schools, and public transport links. This attractive home offers flexible accommodation over two levels with the added benefit of a useful attic room, private gardens, and on-street parking. The property will appeal to a range of buyers including first-time purchasers, young families, and buy-to-let investors. Presented to the market in good order throughout, we recommend an early viewing.



- Bright and spacious living/dining
- Fitted breakfasting kitchen
- Family bathroom
- Two double bedrooms
- Useful attic room
- Private gardens with patio area
- On-street parking
- Gas central heating - recently installed boiler
- Double glazing



## Dunfermline

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.

## Agent notes

The kitchen appliances, curtains, blinds and fitted floor coverings are included. Please note the property is being sold as seen and no warranties are given. Please note that the executor has no knowledge of the attic conversion and no paperwork is available.



# Get in touch

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Property Hub:

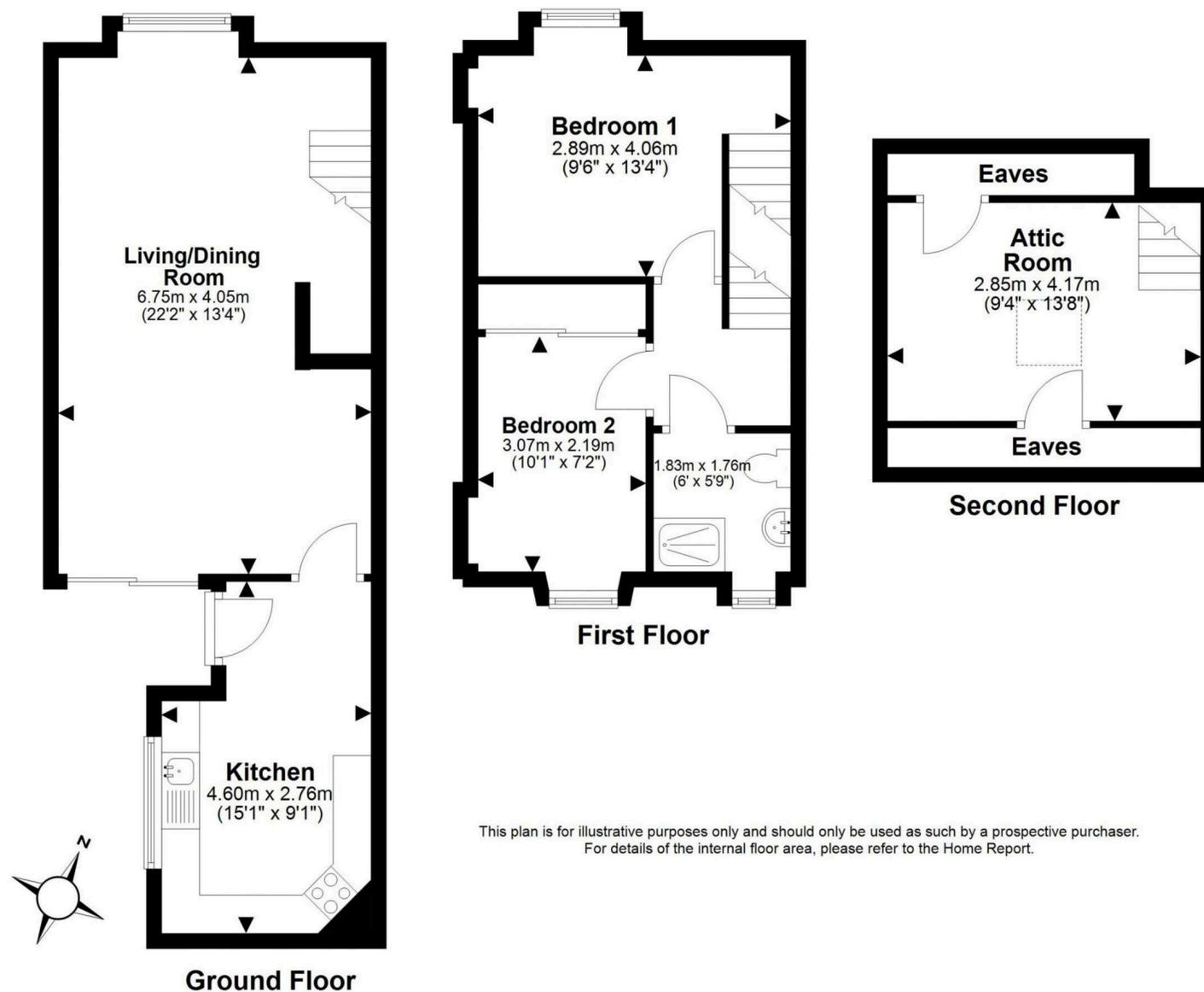
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.