

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



**Flat 30, Erskine Beveridge Court, Dunfermline,
KY11 3AW Offers Over £149,950**



Spacious first floor apartment within converted "B" listed linen mill (Built in 1860) provides excellent accommodation for any discerning buyer looking for an easy to maintain property within walking distance of the city centre and train station. The property is set within attractive residents gardens and grounds with private parking. Mutual entrance hall, Spacious private hall, Lounge/Dining room, Attractive fitted kitchen, 2 double bedrooms (Master en-suite shower room), Bathroom. Original sash and case windows (with secondary double glazing in lounge & bedrooms). Gas central heating. Large floored attic. Beautiful mutual gardens. Ample private residents and visitor parking. Extremely convenient location. Neatly presented throughout. Ideal starter/family home. Buy to let opportunity. Internal viewing is a must! EPC- C. Council - C. Freehold

LOCATION

Erskine Beveridge Court enjoys an extremely convenient location within walking distance of Dunfermline's city centre and is within a few minutes walking distance of Dunfermline Railway Station, ideal for commuters with further amenities including Dunfermline's Public Park, an Asda supermarket and various bars and restaurants via Dunfermline city centre. 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. 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 from a stop within a couple of minutes walk.

PROPERTY - FIRST FLOOR FLAT

- Mutual entrance hall - secured Entryphone system
- Spacious Private hall
- Lounge/dining room (with double window with seat feature)
- Attractive kitchen
- 2 Double bedrooms (En-suite shower room)
- Family Bathroom with shower over bath
- Sash & Case windows
- Double secondary glazing to Lounge and bedrooms
- Gas central heating
- Large attic space (with light and power)
- Most attractive mutual gardens surround the property
- Private residents/visitor parking
- Neatly presented throughout

ACCOMMODATION

Mutual Entrance Hall/Stair

This is a spacious and very well maintained entrance hall which gives access to all the properties in this phase. Access to the property is via a secured entryphone system.

Hall

This is a spacious hall which has doors leading to all the apartments. Walk in storage cupboard (Ladder leads to large floor attic).

Lounge 4.61 m x 3.89 m / 15'1" x 12'9"

The lounge/dining room is very spacious and features a large double window with an attractive window seat. Side.

Kitchen 3.39 m x 2.70 m / 11'1" x 8'10"

This is a very smart kitchen (Magnet Kitchen), which is well fitted with modern floor and wall units with complementary worktops. Side.

Master Bedroom 54.52 m x 4.09 m / 178'10" x 13'5"

The master bedroom is of good proportions. Stairs lead up to the en-suite shower room. Side.

En-suite Shower room

This is a very handy addition to any home. Fitted with modern white suite with a shower set over the bath. Side.

Bedroom 2 4.52 m x 3.90 m / 14'10" x 12'10"

The second double bedroom is of excellent proportions and enjoys the benefit of a triple built in wardrobe with sliding doors. Side.

Attic

There is a large, fully floored attic, which is accessed via a Ramsay style ladder in the cupboard off the hall.

Gardens

The mutual gardens are beautiful, and they attract birds and wildlife. Ducks, coots, Herons and even Kingfishers can be seen on occasions near the burn. The grass area on the opposite side of the burn is also belongs to Erskine Beveridge Court.

Residents Additional Fees

A fee of £30 per month is paid to Phase 3 Communal Fund (9 flats out of 33), which is used for any necessary repairs, lighting and for the gardeners to visit a couple of times per month during growing season.

PARKING

There is ample parking for residents and visitors.

HEATING

Gas central heating installed approximately 4 years ago.

GLAZING

The property has sash and case windows with secondary double glazing to the Lounge and bedrooms.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.





White wall-mounted cabinet housing a silver microwave oven. The microwave has a digital display and several control buttons on the right side.

Stainless steel range hood with a light-colored front panel, mounted above the countertop.

White wall-mounted cabinets with silver handles, positioned above the countertop.

Window with a teal roller blind and a circular vent on the right side. The window looks out onto a blue sky and a house.

A wooden cutting board leaning against the wall on the left side of the countertop.

A silver toaster with two slots, sitting on the black countertop.

A black electric kettle on the countertop next to a paper towel roll.

A wooden spice rack containing several bottles of spices and oils.

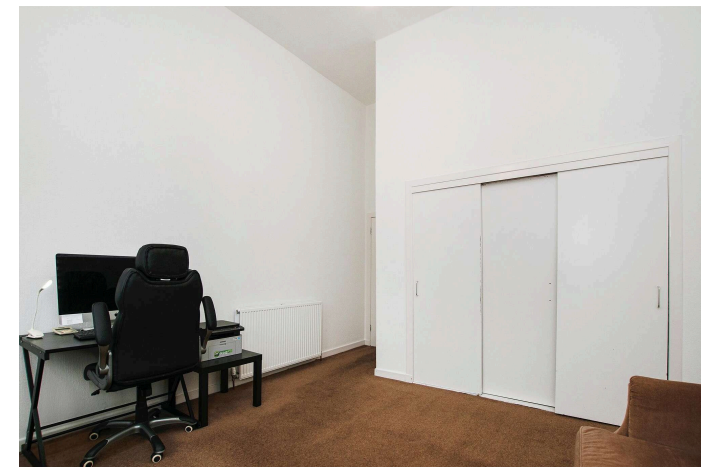
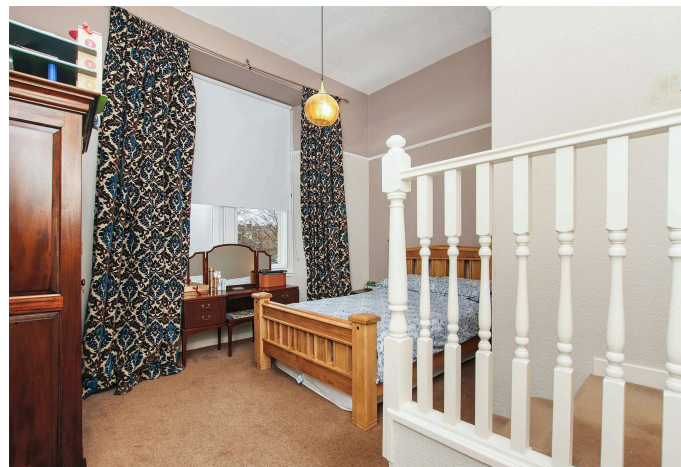
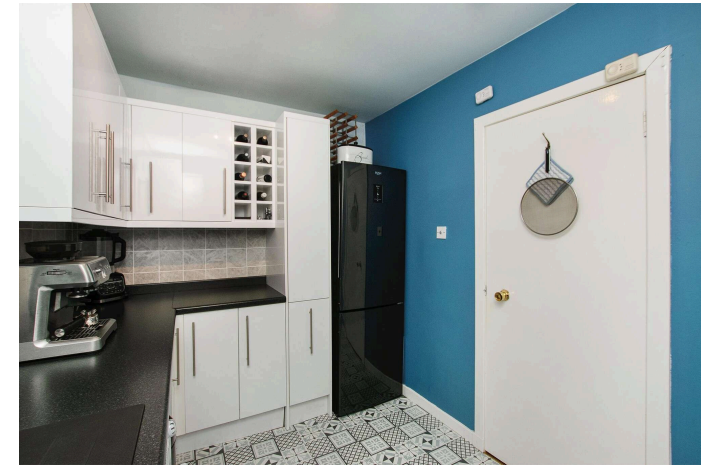
A silver toaster oven sitting on the countertop near the window.

A black rice cooker with a digital display and control panel, sitting on the countertop near the window.

A built-in oven with a glass door and a digital display on top, integrated into the white cabinetry.

A white front-loading washing machine with a circular door and a control panel on top, integrated into the white cabinetry.

A patterned tile floor with a geometric and floral design in shades of grey and white.









VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

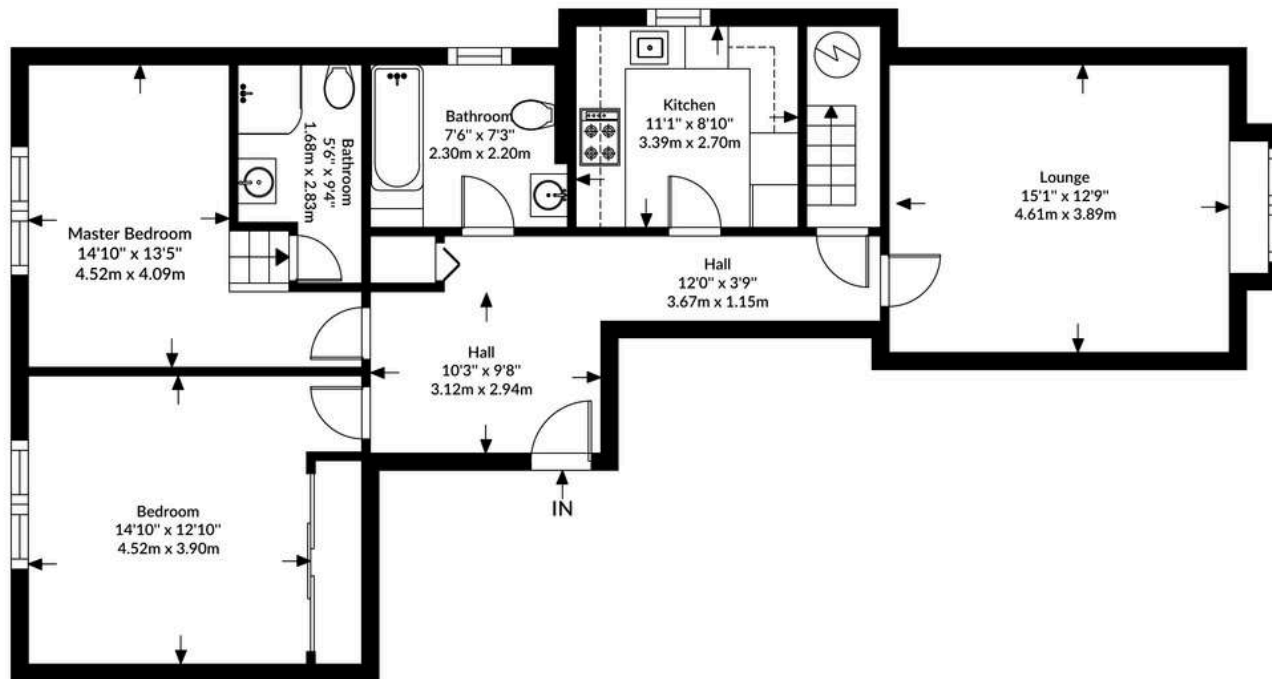
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www.rossconnel.co.uk

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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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)
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