



Morgans

PROPERTY

43 Beath View
Dunfermline, KY11 4UF

Offers In Region Of £58,000

DESCRIPTION

Essential Viewing and keenly priced. Excellent opportunity to acquire this spacious ground floor apartment central to Dunfermline and within easy access to all amenities and schooling. The subjects would ideally suit first time buyers, couples, small families and buy to let investors as gives a good yield. Early entry is available and the accommodation briefly comprises entrance hall, storage, lounge, kitchen and two double bedrooms with bathroom. Communal gardens and parking adjacent. The property is double glazed with gas central heating. EPC RATING C.

LOCATION

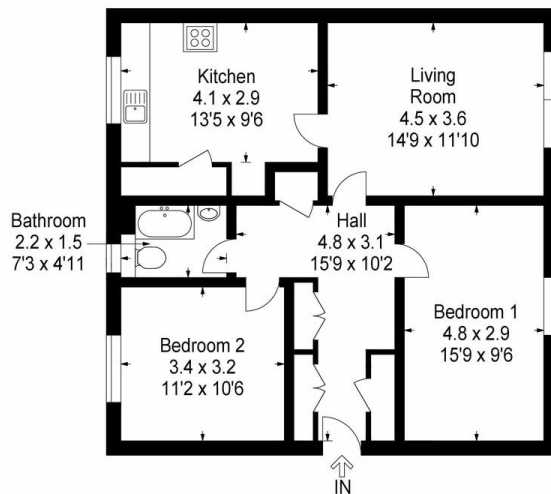
The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road 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 associated with a modern City. 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 INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222



MEASUREMENTS

LIVING ROOM - 14'9 X 11'10
KITCHEN - 13'5 X 9'6
HALL - 15'9 X 10'2
BEDROOM 1 - 15'9 X 9'6
BEDROOM 2 - 11'2 X 10'6
BATHROOM - 7'3 X 4'11

TRAVEL DIRECTIONS

From Sindair Gardens roundabout in the city centre head south via St Margaret's Drive taking a direct left into Woodmill Road continuing to the first mini roundabout. Take a direct left into Garvock Bank and take the third right into Beath View where the property is situated as signposted.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. No movable items will be included in the sale.

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