

Flat 10, Erskine Beveridge Court

ST. LEONARDS STREET, DUNFERMLINE, KY11 3AW



LOVELY SECOND-FLOOR APARTMENT
WITH EXCELLENT COMMUTER LINKS



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McEwan Fraser Legal is delighted to present to the market this second-floor apartment in the city of Dunfermline. Within walking distance to the train station and town centre, 10 Erskine Beveridge Court is a beautifully appointed apartment set within the attractive walls of the former silk mill.

The property has been well maintained both inside and out and is presented to the market in truly move-in condition. This second-floor apartment is quality and elegant with fine volumes flooded with natural light. On entering the property the hallway gives access to all areas of the property. The lounge is set to the front of the property with large windows flooding the room with natural light. The kitchen is a spacious size with a good range of floor and base units. The double bedroom is a generous size and has built-in wardrobes. The family bathroom has a three piece white suite with shower over. This completes the accommodation internally.

There are well-maintained communal gardens to front and rear and plentiful parking spaces including ample visitor parking. This home is in a central location, ideal for the train station, bus station and local shops.

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The Lounge



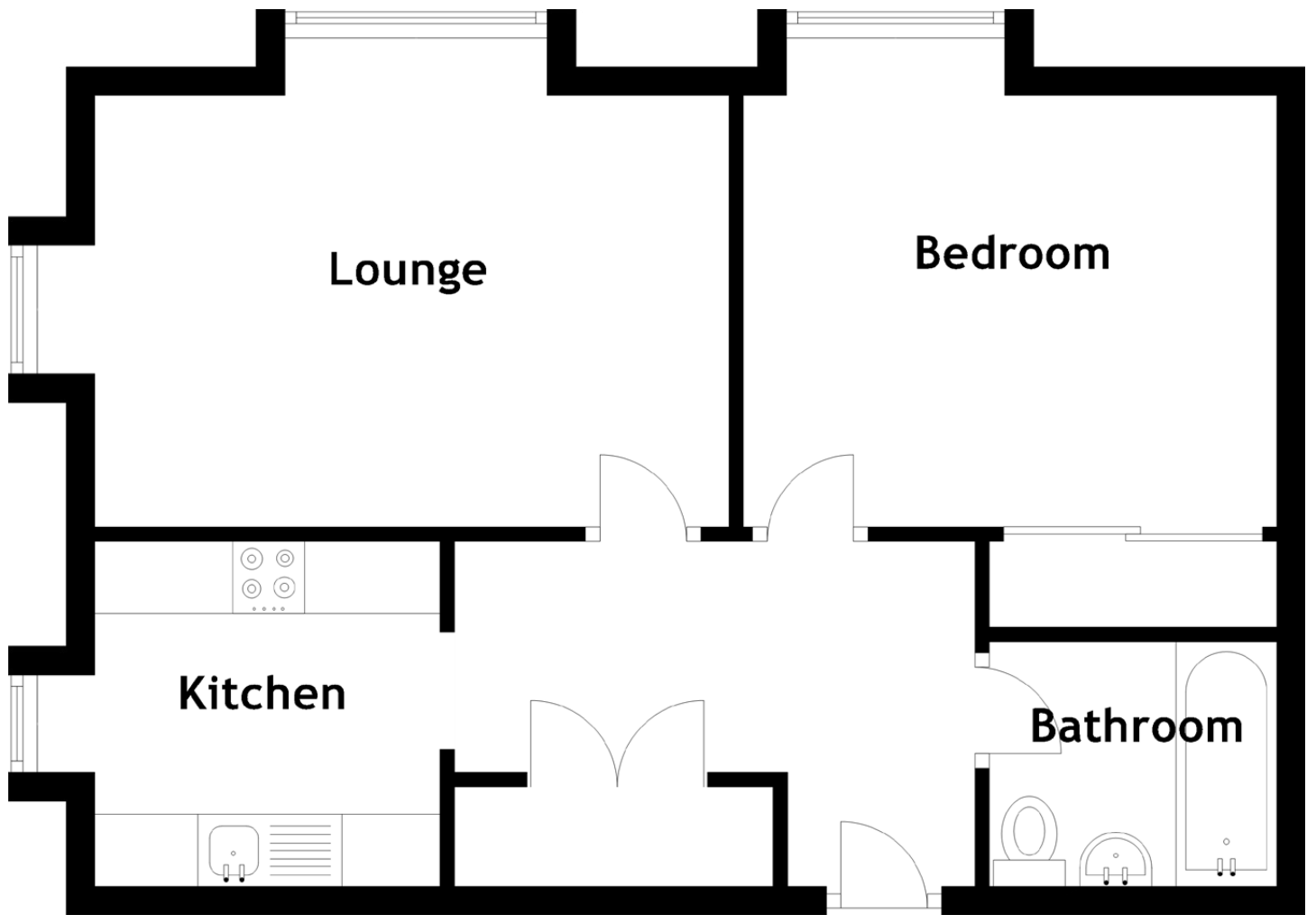




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.00m (9'10")	Bathroom	2.00m (6'7") x 1.70m (5'7")
Kitchen	2.40m (7'10") x 2.40m (7'10")	Gross internal floor area (m ²): 48m ²	
Bedroom	3.70m (12'2") x 3.00m (9'10")	EPC Rating: D	

Floor Plan

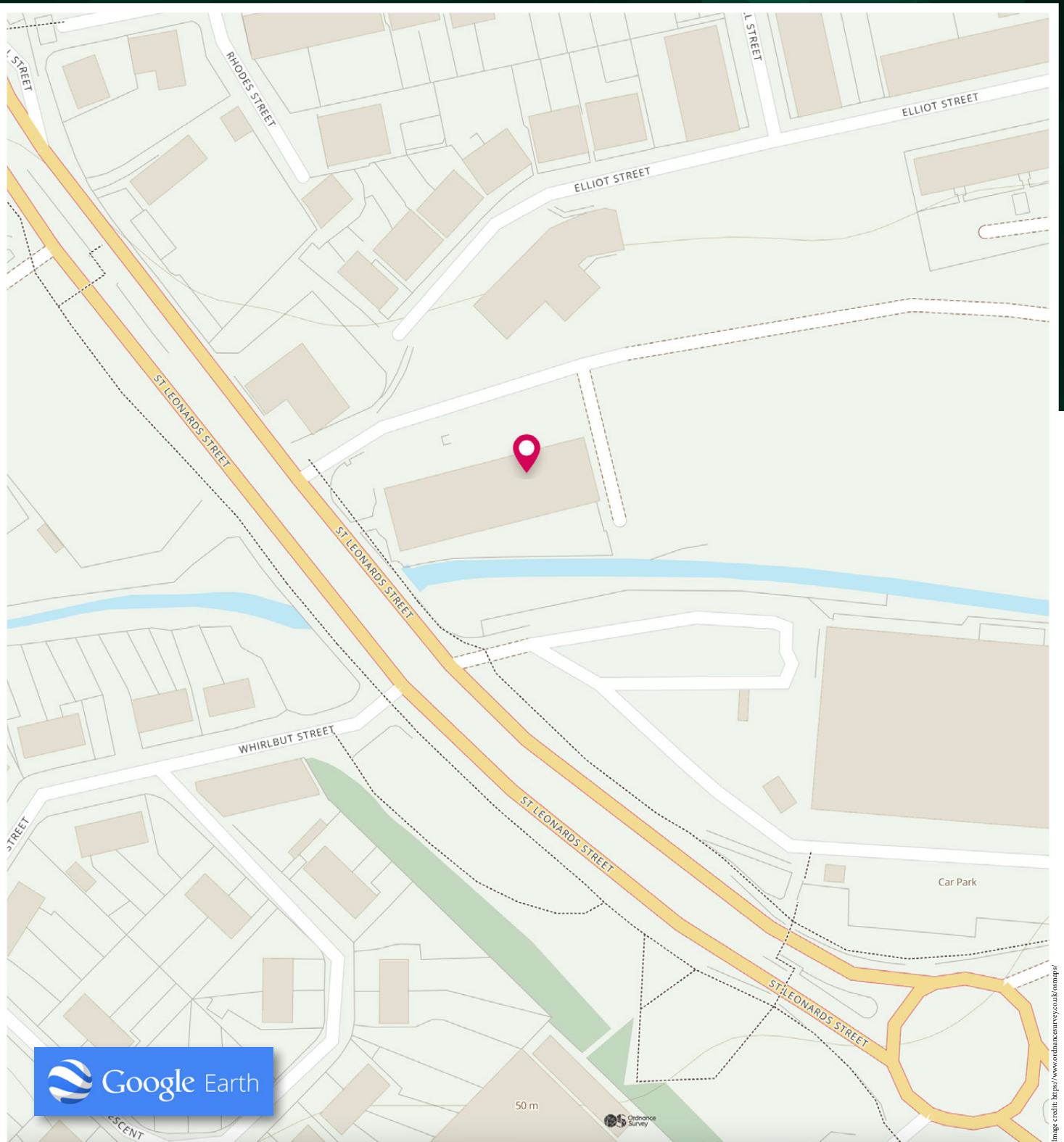


The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.



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