



Stevenson Marshall
Property & Law

211 Baldrigeburn
Dunfermline, KY12 9EG

Offers in the region of £25,000

211 Baldridgeburn, Dunfermline

A main door ground floor flat with own front and rear door and all accommodation on one level.

Accommodation comprises: Entrance vestibule, reception hallway, lounge with open plan kitchen, double bedroom and shower room.

There are double glazed windows, electric heating, good storage and small garden to rear.

Extensive cosmetic work is required throughout. Due to the amount of upgrading work and potential specialist works required, the property may not form suitable security for a mortgage. Home Report available upon request.

Room sizes and accommodation

Entrance vestibule

Reception hall

Lounge/open plan kitchen 4.44m x 3.93m (14'6" x 12'11")

Bedroom 3.24m x 3.20 (10'8" x 10'6")

Shower room 3.10m x 1.10m (10'2" x 3'7")

Baldridgeburn forms part of the sought after Milesmark district of Dunfermline. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local shops, well-reputed primary and secondary schools and Pittencrieff Park are within walking distance and Dunfermline City Centre and Railway Station are approximately one mile away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk