



Stevenson Marshall
Property & Law

106 Baldridgeburn
Dunfermline, KY12 9EE

Offers over £38,000

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A traditional main door ground floor flat with communal walled garden grounds to rear.

Accommodation comprises: entrance vestibule, open plan lounge/kitchen, inner hallway, double bedroom and shower room.

Gas central heating and double glazed windows are installed throughout. The property has excellent storage and benefits from all accommodation on one level and its own entrance door. The property is not deemed to be mortgageable and therefore suitable for cash purchasers.

Room sizes

Lounge/open plan kitchen:- 5.62m x 4.39m (18'5 x 14'5)

Inner hallway

Bedroom:- 4.13m x 3.57m (13'7 x 11'8)

Shower room:- 2.42m x 1.54m (7'11 X 5'1)

The walled gardens to rear feature a lawn section, numerous shrubs, flower beds, paved areas and original outbuildings.

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, Pittencrieff Park and Dunfermline City Centre are within walking distance. Dunfermline City railway station is approximately one mile away.

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

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.



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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.