



**5 Beatty Place, Dunfermline, Fife, KY12 0BE**

**SPACIOUS GROUND FLOOR FLAT**

**Fixed Price £67,000**

- Lounge
- Kitchen
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens
- Garage



## DESCRIPTION

This ground floor flat is in a convenient location close to the local primary school. There is a spacious lounge, kitchen, bathroom and 2 double bedrooms with gardens to the front and rear. The property further benefits from gas central heating, double glazing and gardens to the front and rear. To view call ABLE agents on 01383 626004 or Maggie Lawrence 07980 242316 or email [maggie@ableagents.co.uk](mailto:maggie@ableagents.co.uk)

### ENTRANCE HALL

The property is accessed to the side via a timber door into the entrance hall. Laminate floor. Radiator. 2 good-sized storage cupboards.

### LOUNGE 14' 2" x 11' 8" (4.34m x 3.58m)

The spacious lounge is front facing with a double glazed window. Gas fire. Laminate floor. Radiator. Power points. Recessed arched alcove with cupboard below.

### KITCHEN 9' 4" x 8' 1" (2.85m x 2.48m) Measured at widest points and into the depth of the units.

Fitted with wall and floor mounted units, work surfaces, splash back tiling and a stainless steel sink. Useful overhead pulley. Laminate floor. Power points. Radiator. Double glazed window.

### BEDROOM 15' 9" x 6' 9" (4.82m x 2.09m)

Generous double bedroom with front facing double glazed window. Airing cupboard and additional press cupboard. Laminate floor. Radiator. Power points.

### BEDROOM 10' 0" x 9' 6" (3.07m x 2.91m) Measurements exclude the depth of the fitted wardrobes.

This second double bedroom has a rear facing double glazed window. 2 fitted wardrobes provide excellent hanging and storage space. Laminate floor. Radiator. Power points.



### BATHROOM

The bathroom has a double glazed opaque window and the white suite comprises w.c. bath and inset wash hand basin. Shower attachment to bath taps. Radiator. Laminate floor.



### GARDENS

The property benefits from gardens to the front and rear. Two garden sheds.

### EXTRAS

All furniture, kitchen appliances and both garden sheds are included in the purchase price.

**ABLE agents can provide a complete buying and selling service, which includes full legal service and estate agency service. For a free pre sales valuation contact the office on 01383 626004 or call Maggie Lawrence on 07980 242316.**

Whilst the foregoing particulars are believed to be accurate, no warranty is given or implied and all prospective purchasers are advised to satisfy themselves on all material items. All measurements were taken using a sonic tape and therefore maybe subject to a small margin of error. Any appliances and/or services mentioned in this set of particulars have not been tested and subsequently no guarantee maybe made on their effectiveness or safety. All interested parties are advised to note interest through their solicitor to be assured of being updated on any potential closing dates.