



maloco  
mowat  
parker

**18** Erskine Beveridge Court, Dunfermline, KY11 3AW



# Key Features

 1 Bedroom

 1 Public

 1 Bathroom

This well-proportioned one-bedroom first floor apartment offers bright, spacious accommodation ideal for first-time buyers, downsizers or buy-to-let investors. Situated within a popular and convenient residential development, 18 Erskine Beveridge well placed for easy access to Dunfermline City Centre and is close to local amenities, transport links, schooling, and is ideally placed for commuting to Edinburgh, and surrounding areas.

The property is entered via a welcoming hallway which provides access to all apartments and benefits from useful storage. The generous living room is a particularly appealing space, featuring attractive bay-style window formation that allows excellent natural light and provides ample room for both lounge and dining furniture. The kitchen is set off the living room and offers a practical layout with good worktop and storage space. The accommodation is further complemented by a well-proportioned double bedroom, again benefiting from a bay-style window and offering space for freestanding furniture. Three-piece suite bathroom completes the internal accommodation.

Residential parking available.

Early viewing is recommended to fully appreciate the space and setting on offer.

EPC Rating - D  
Council Tax - B





# Location

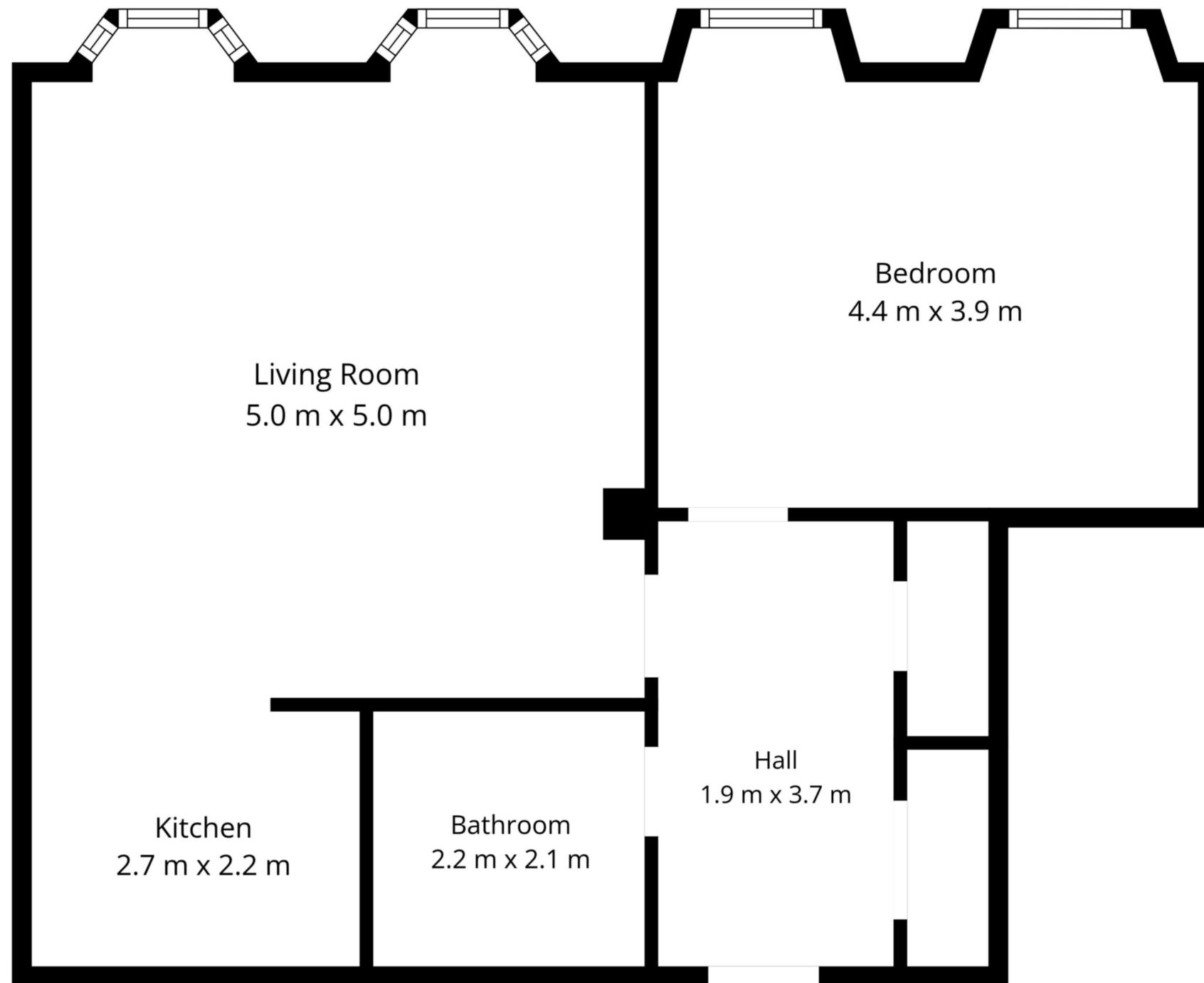
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.





**TOTAL: 64 m2**  
 Ground floor: 64 m2  
 EXCLUDED AREAS: BAY WINDOW: 2 m2, WALLS: 5 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



## Enquiries

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

