



1 Shamrock Street
Dunfermline, KY12 0JQ

Offers in the region of £85,000

A delightful main door ground floor flat with private garden ground, located within walking distance of City Centre and Railway Station.

There is a good internal layout which includes an entrance vestibule, reception hallway, lounge, fitted kitchen (with feature stable door), bay windowed double bedroom and luxury shower room.

Gas central heating is installed with double glazed windows throughout, good storage, tasteful decor, quality carpets and charming period features, such as deep skirting and decorative ceiling coving.

The south facing walled garden to front features potted shrubs. To rear there is a communal drying green, original outbuildings and private patio area with space for table and chairs.

Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge 4.90m x 3.66m (16'1 x 12'0)

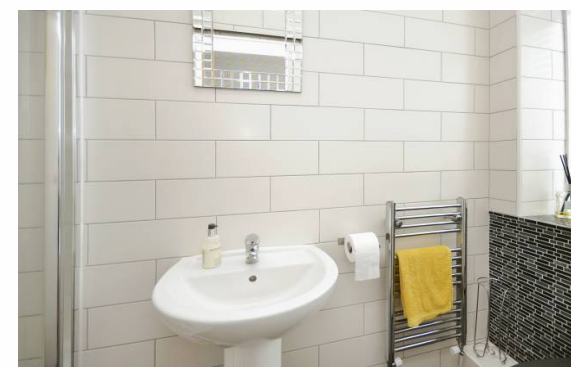
Kitchen 3.02m x 1.40m (9'11 x 4'7)

Bedroom 5.06m x 4.08m (16'7 x 13'5)

Shower room 2.23m x 1.09m (7'3 x 3'7)

Shamrock Street forms parts of a long established residential area within walking distance of Dunfermline City Centre, Railway Station and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine Bridge.

An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



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.

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