



19 Elliot Street
Dunfermline, KY11 4TF

Offers in the region of £130,000

19 Elliot Street, Dunfermline

A well-presented main door ground floor flat with beautiful private garden ground to front and rear.

There is a good internal layout which includes a reception hallway, lounge, luxury breakfasting kitchen, two good sized bedrooms and modern shower room.

Gas central heating is installed with double glazed windows, natural timber flooring, fresh décor, good storage and many period features.





Room sizes and accommodation

Entrance hallway

Lounge

4.35m x 2.98m (14'3 x 9'9)

Kitchen

4.25m x 2.20m (13'11 x 7'2)

Bedroom 1 (with bay window)

4.35m x 5.35m (14'3 x 17'7)

Bedroom 2

3.81m x 3.02m (12'6 x 9'11)

Shower room

2.42m x 1.71m (7'11)



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The generous walled garden ground enjoys a well-manicured lawn, numerous flower beds, shrubs, trees, patio area, outbuilding and communal drying green.

Elliot Street forms part of a highly sought-after residential district of Dunfermline located within walking distance of Railway Station, City Centre and excellent local amenities, including Doctors Surgery, Pharmacy and good schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

Viewing: An appointment 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.

espc  **rightmove**



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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