



Stevenson Marshall
Property & Law

49a Elliot Street
Dunfermline, KY11 4TF

Offers over £80,000

49a Elliot Street, Dunfermline

A traditional ground floor flat with all accommodation on one level and shared walled gardens to rear.

There is a good internal layout which includes a lounge, open plan kitchen, two bedrooms and bathroom.

Gas central heating is installed and all windows are fully double glazed. There are fitted carpets and good storage throughout.

Entrance hallway

Lounge/open plan kitchen: 4.28m x 3.95m (14'0 X 12'11)

Bedroom 1: 3.99m x 3.72m (13'1 x 12'2)

Bedroom 2: 4.18m x 1.97m (13'9 x 6'6)

Bathroom: 2.72m x 1.26m (8'11 x 4'1)

The generous communal garden is mainly laid to lawn with drying facilities provided. The two original wash houses are shared and the northern most coal shed belongs to number 49a.

There is a residents maintenance fund currently in place which covers general maintenance and common repairs. Please see Home Report property questionnaire for more details.

Please note: the property is sold as seen therefore no warranties are given for any systems, appliances, electrics or double glazed windows.

Elliot Street forms part of a highly sought after residential district of Dunfermline, located within walking distance of Dunfermline 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 to view can be made by contacting selling agents on 01383 721141.



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.