



Stevenson Marshall
Property & Law

1 Shamrock Street
Dunfermline, KY12 0JQ

Offers over £95,000

1 Shamrock Street, Dunfermline

A traditional 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 shower room.

Gas central heating is installed with double glazed windows throughout, good storage (including walk in cupboard in hallway) and period features, such as deep skirting and decorative ceiling coving. All furniture can be included in the sale price.

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)

There is a private enclosed south facing garden to front and communal drying green to rear.

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 and Forth Bridges.

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.