



Morgans

49 SHAMROCK STREET
DUNFERMLINE, FIFE, KY12 0JQ
OFFERS IN THE REGION OF £164,000



49 SHAMROCK
STREET
DUNFERMLINE
KY12 0JQ

Charming period property offering generous accommodation over two levels situated in quiet cul-de-sac just off Townhill Road. Rarely available in today's market and in a sought after locale. The property is well presented and in move in condition offering contemporary and stylish accommodation, suiting couples and small families. The subjects briefly comprise entrance vestibule, lounge, downstairs double bedroom or dining room if required. Fitted kitchen with integrated gas hob/oven and rear door leading to private gardens and garage. On the upper level there are two double bedrooms and family bathroom on the split level. The property is double glazed with gas central heating. There are landscaped gardens to the front and rear with shared driveway leading to large timber garage. Ample on street parking. Early entry available. Essential Viewing. EPC RATING D.



SUPERB PERIOD
PROPERTY IN QUIET CUL-
DE-SAC/SOUGHT AFTER
LOCALE. RARE PROPERTY
TYPE IDEAL FOR
FAMILIES/COUPLES.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City.

MEASUREMENTS

LOUNGE 18'2 X 12'9

KITCHEN 11'5 X 7'3

DOWNSTAIRS BEDROOM 11'5 X 9'7

BEDROOM 1 13'5 X 13'10

BEDROOM 2 12'7 X 10'7

BATHROOM 8'5 X 6'7

GARAGE 21'0 X 10'0

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with gas hob and oven.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline town centre head north via Townhill Road travelling a few hundred yards on approach to the COOP shop, turn left into Shamrock Street where the property is situated at the end of the cul-de-sac on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222
WWW.MORGANLAW.CO.UK

