



Morgans

11 Shamrock Street
Dunfermline, Fife, KY12 0JQ
Offers over £105,000



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Dunfermline
KY12 0JQ

Charming traditional ground floor apartment situated in small cul-de-sac off Townhill Road and a short walk to the City centre. The property is a credit to the present owners, is offered in move in condition and provides generous living space with private front garden and shared gardens/patio areas to the rear. The subjects comprise, reception hall, lounge with bay (or second bedroom), dining room/lounge leading to fitted kitchen, double bedroom and bathroom with shower over bath. The accommodation is flexible in that the dining room can be used as the lounge if preferred. The property benefits from double glazing and gas central heating. Essential Viewing. EPC Rating D.



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. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LOUNGE/DINING ROOM: 15'1" x 13'1"

KITCHEN: 8'2" x 6'5"

BEDROOM 1: 16'7" x 13'1"

BEDROOM 2: 15'1" x 12'4"

BATHROOM: 8'2" x 3'9"

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom fittings, light fittings and any integrated kitchen appliances.

VIEWINGS

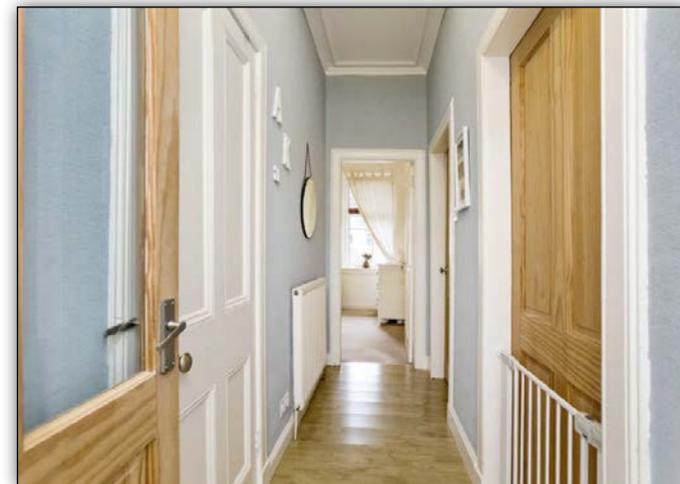
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

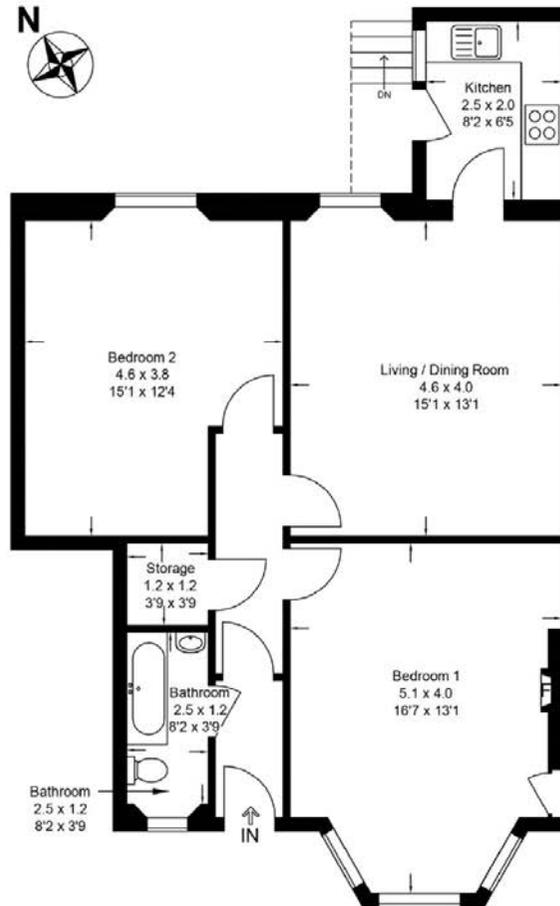
From the City centre head north via Townhill Road travelling a few hundred yards. On approach to the Co-op shop, turn left into Shamrock Street where the property is situated on the right hand side as signposted in the cul-de-sac.

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.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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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.

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