



Morgans

PROPERTY

28 Shamrock Street, Dunfermline, KY12 0JQ

Offers Over £190,000





Upper Apartment



Two Bedrooms



Lounge with bay window



Bathroom



Kitchen



Garden



EPC Rating -



Council Tax Band -





Welcome

Beautifully presented upper apartment offering spacious and characterful accommodation throughout. The property comprises a welcoming entrance stairwell leading to a central hallway, providing access to a bright and generously sized living room, enhanced by a bay window allowing for excellent natural light. A fitted kitchen is positioned to the rear, offering a practical layout for everyday use. There are two well-proportioned bedrooms, both providing comfortable accommodation, and a family bathroom completes the property. Additional storage is available throughout and shared garden to the rear. Situated within a convenient area of Dunfermline, the property is well placed for access to local amenities, schooling, and excellent transport links.

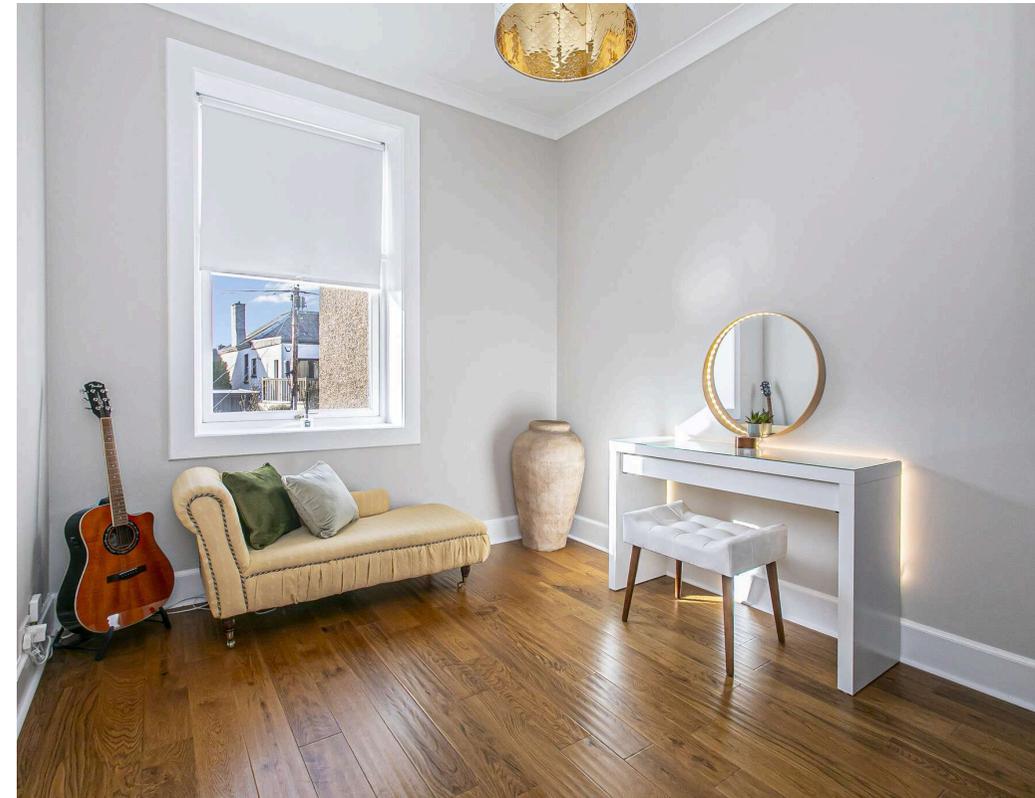




EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Dunfermline

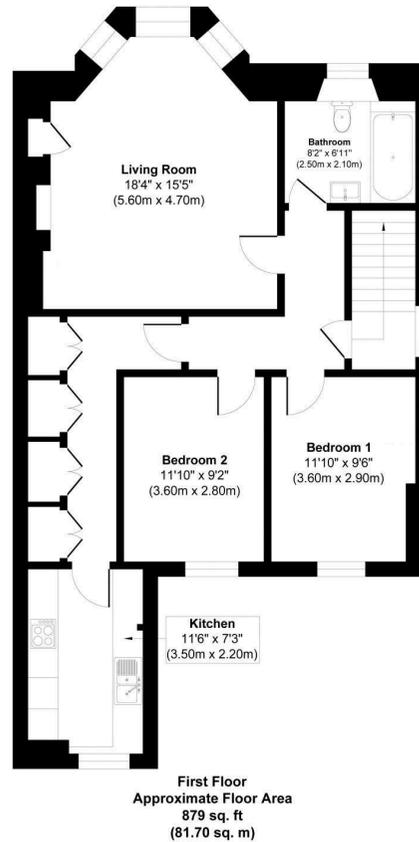
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

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



Shamrock St, Dunfermline, KY12 0JQ



Approx. Gross Internal Floor Area 879 sq. ft / 81.70 sq. m
Illustration for identification purposes only. measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE 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. No movable items will be included in the sale.