



47 Shamrock Street, , Dunfermline, KY12 0JQ

Offers Over £230,000





Ent Stairwell



Lounge Sun Room



Kitchen Dining Room



EPC Rating - C



Two Bedrooms



Bathroom Wc



Garden Shared Driveway



Council Tax Band - D



Welcome

A deceptively spacious two-bedroom semi-detached home offering over 1,000 square feet of well-appointed accommodation across two floors, situated in a central and convenient area of Dunfermline. With a versatile layout, a wealth of reception space and two exceptionally generous bedrooms, this property is a fantastic opportunity for a wide range of buyers. The ground floor impresses from the outset, offering a separate lounge and dining room - providing distinct spaces for relaxing and entertaining - along with a generous 15-foot kitchen fitted with ample storage and worktop space. A charming sun room to the rear creates a wonderful additional living area, ideal for enjoying the garden outlook year-round. A downstairs WC adds further everyday practicality. Upstairs, two impressively proportioned double bedrooms are served by a family bathroom. The principal bedroom extends to over 14 feet and is a genuinely outstanding room, it also includes a built in cupboard which provides useful additional storage. The second bedroom is equally well-sized. The property further benefits from a shared driveway leading to wooden garage and well maintained gardens to the rear.



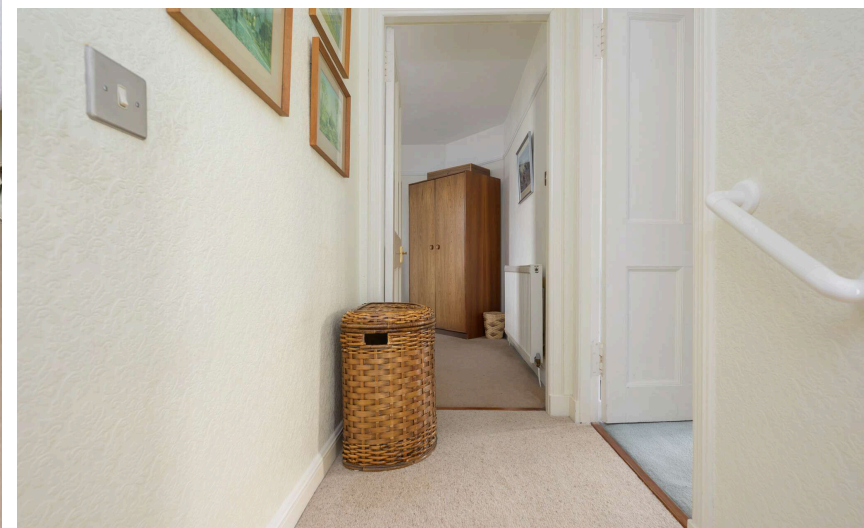


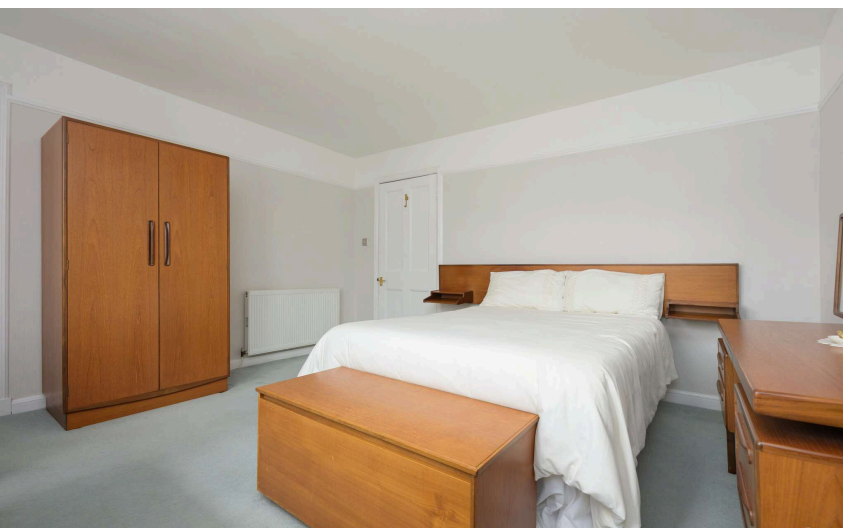
EXTRAS INC. IN SALE/AGENTS NOTE

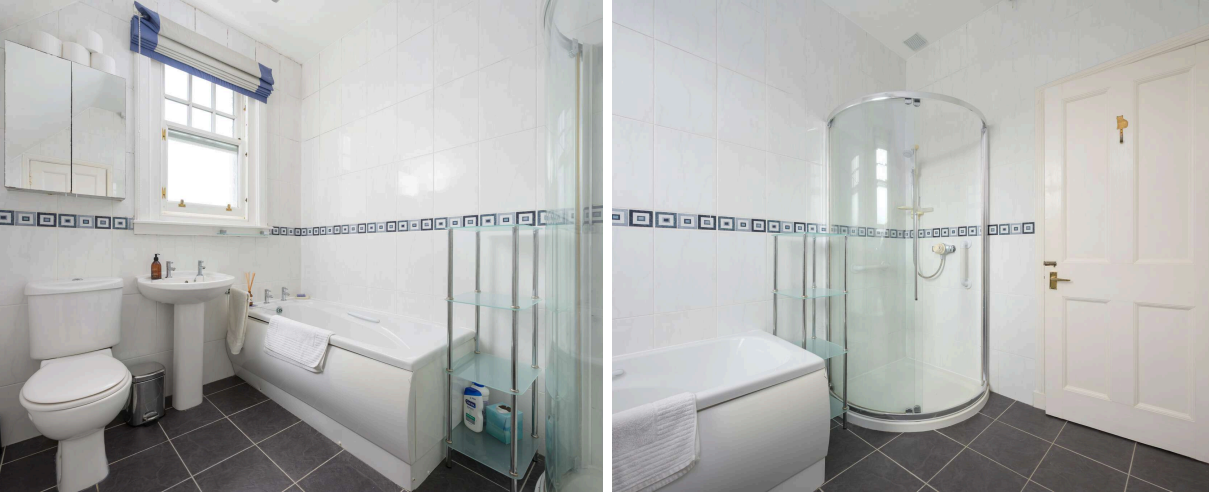
All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

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.



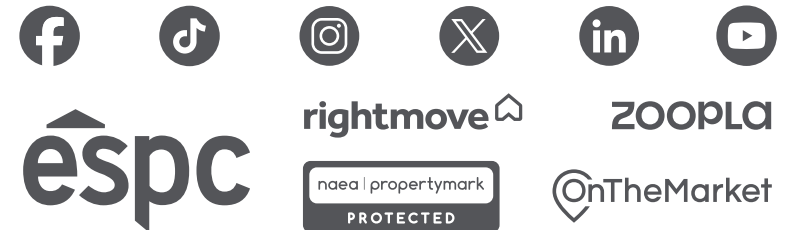
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Total Area: 99.6 m² ... 1073 ft²

All measurements are approximate and for display purposes only



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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.