



Malcolm Jack
& Matheson

21 Shaw Street, Dunfermline
KY11 4AX



**OFFERS OVER
£69,995**

**SPACIOUS 2-BEDROOM UPPER
FLAT. SECTION OF GARDEN.
AMPLE ON STREET PARKING.
IDEAL FIRST TIME BUY.**

**HALL
LOUNGE/DINER
KITCHEN
2 DOUBLE BEDROOMS
SHOWER ROOM
SECTION OF GARDEN AT THE
REAR
GCH & DG
EPC D**



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road, Forth Rail Bridges and the Queensferry Crossing has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth, and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreational facilities can be found in the city centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

21 Shaw Street offers a spacious two-bedroom upper flat in the heart of Dunfermline. The property is well

located for easy and quick access into Dunfermline town centre with its many shops including an Asda superstore, bars, and restaurants. The property is conveniently located near Rex Park, offering easy access to its green spaces and recreational facilities.

Internally the accommodation comprises bright and spacious lounge, a fitted kitchen, two double bedrooms and a bathroom. The property is in excellent decorative order, provides good storage facilities, and benefits from gas central heating and double glazing throughout.

Externally, the property has a section of garden at the rear. There is ample on street parking surrounding the property.

ACCOMMODATION

HALL 5.82M X 1.08M (19'1" X 3'7")

Accessed by a carpeted staircase. Two radiators. Window to side. Carpet.

LOUNGE / DINER 4.60M X 3.64M (11'11"

Bright and spacious lounge with window to the front. Open views across to Dunfermline Abbey. Brick fireplace. Radiator. Carpet.

KITCHEN 3.15M X 2.48M (10'4" X 8'2")

Fully fitted kitchen. Window to the rear. Integrated sink and drainer. Free standing fridge/freezer, washing machine, electric cooker and cooker hood. Boiler. Tile effect vinyl flooring.



BEDROOM ONE 4.18M X 3.40M (13'9" X 11'2")

Spacious and bright double bedroom. A built-in wardrobe and built in open storage with shelving. Window to the side and window to the front. Radiator. Carpet.

BEDROOM TWO 3.55M X 3.09M (11'8" X 10'2")

Double bedroom with window to the rear. Radiator. Carpet.

SHOWER ROOM 3.15M X 1.92M (6'4" X 10'4")

Modern shower room with three-piece suite comprising walk in shower with mixer shower, wash hand basin with cupboard underneath and WC. Built in deep storage cupboard. Chrome heated towel rail. Laminate flooring.

GARDEN AND GROUNDS

The property has garden ground at the front and a section of lawn at the rear. There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the freestanding fridge/freezer, washing machine, electric cooker and cooker hood.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

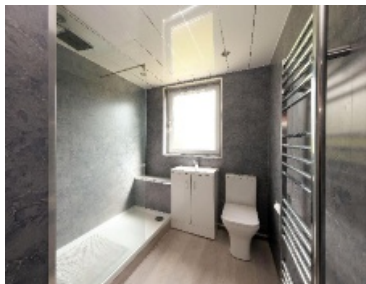
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

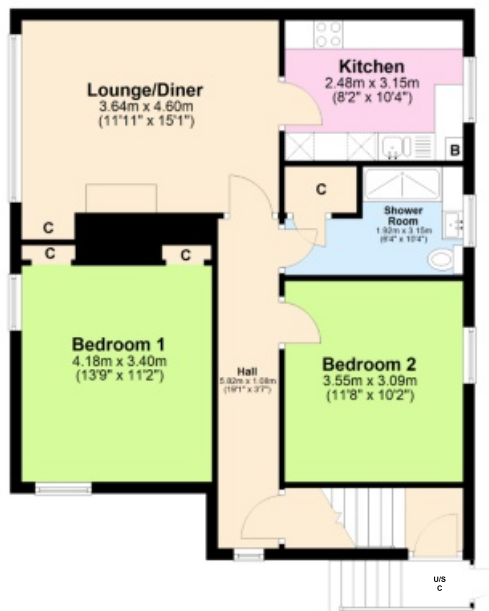
As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



First Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

These plans are intended to provide a guide to the general layout of the property. They are not intended to be used as a basis for any other purpose. The plan is for information only and does not constitute an offer of any other service. The plan is for information only and does not constitute an offer of any other service.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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