Morgans
PROPERTY

18A First Floor Left Shamrock Street, Dunfermline, KY12 0JQ

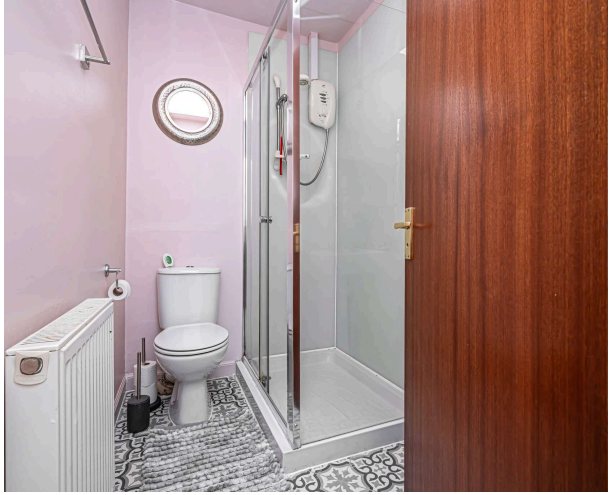
Fixed Price £115,000

2 1 1

- Bright first-floor flat
- Modern shower room
- Open-plan kitchen/living room
- Built-in wardrobe storage
- Two good-sized bedrooms
- Spacious living area
- EPC Rating -
- Council Tax Band -

Welcome

This well-presented two-bedroom flat occupies a first-floor position in a popular part of Dunfermline, offering bright and comfortable accommodation throughout. The kitchen/living room is particularly spacious, offering excellent space for cooking, dining, and relaxing all in one open-plan area, with the kitchen fitted with a good range of units. Both bedrooms are well-proportioned, with bedroom one especially generous and benefiting from a built-in wardrobe, while bedroom two remains a comfortable double. The shower room is fitted with a modern three-piece suite. Situated on Shamrock Street, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers or investors.



EXTRAS INC. IN SALE/AGENTS NOTE

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

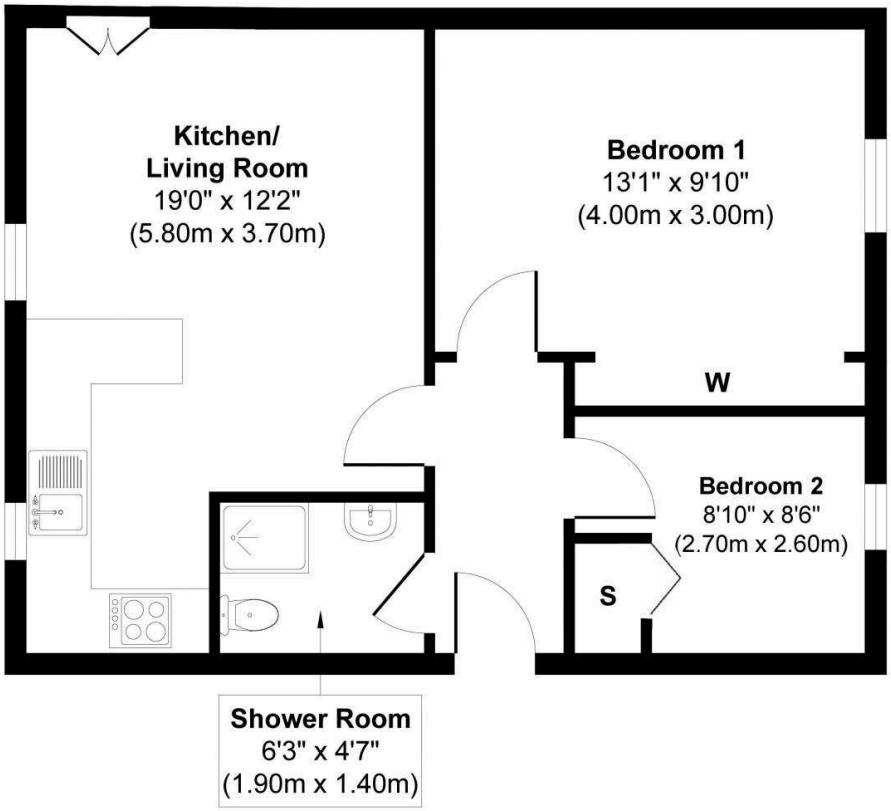
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested 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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Approx. Gross Internal Floor Area 496 sq. ft / 46.09 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement.A party must rely opon its own inspection(s). Created by 9AM Media

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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