

Morgans

PROPERTY

39 Shamrock Street, Dunfermline, KY12 0JQ

Offers Over £210,000











CLOSING DATE TUESDAY 18TH FEBRUARY 12 NOON. Absolutely charming and beautifully presented traditional semi detached villa situated in sought after cul-de-sac just off Townhill Road. Rarely available property type which is a credit to the present owner offered in lovely move in condition with many attractive period features throughout, namely cornicing, doors and feature bay window. The subjects briefly comprise reception hall, living room with bay window leading to kitchen and dining room. On the upper level two bedroom and newly fitted family bathroom. Access to attic and ample storage. There are private gardens to the front and rear fully enclosed providing a child and pet safe environment. the property is double glazed with gas central heating. Shared driveway leads to wooden garage.







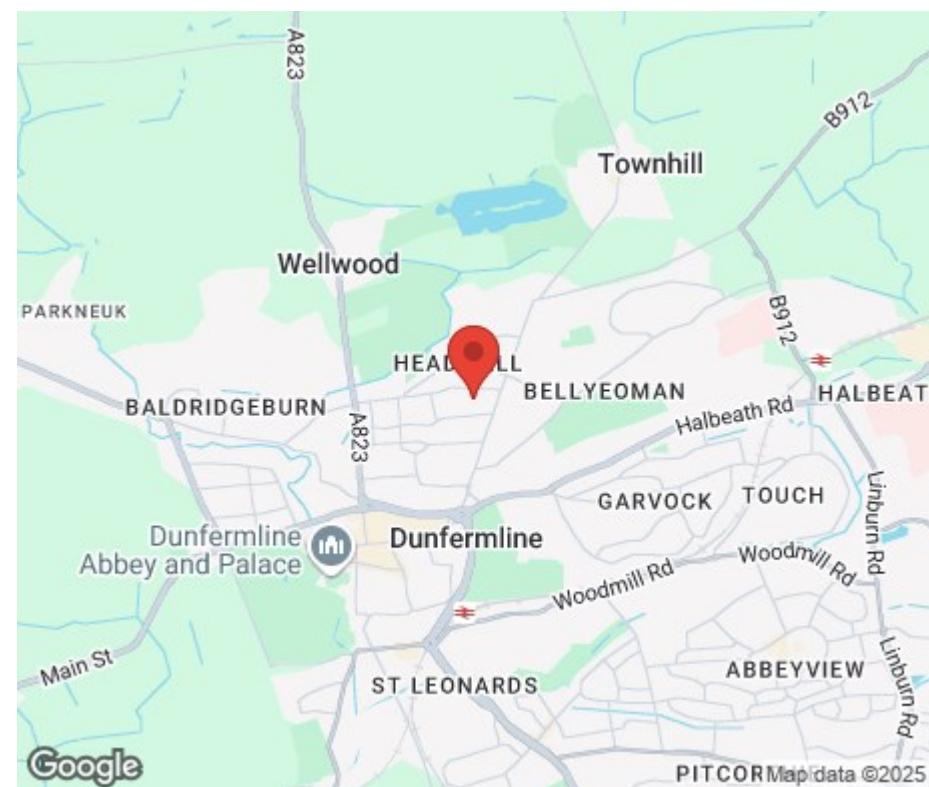
## LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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.









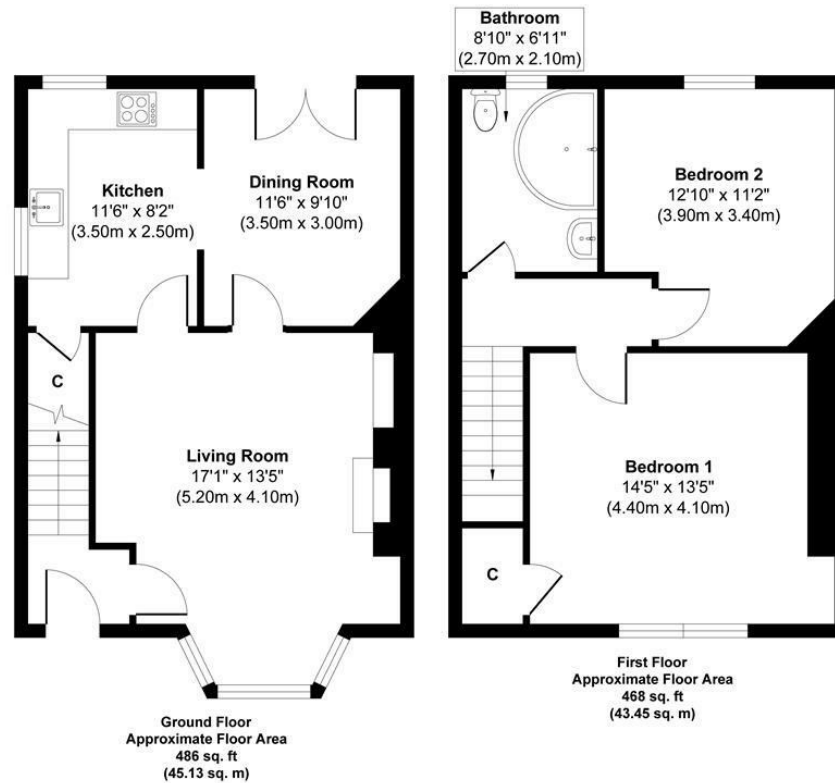








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Approx. Gross Internal Floor Area 953 sq. ft / 88.58 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.