

# ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

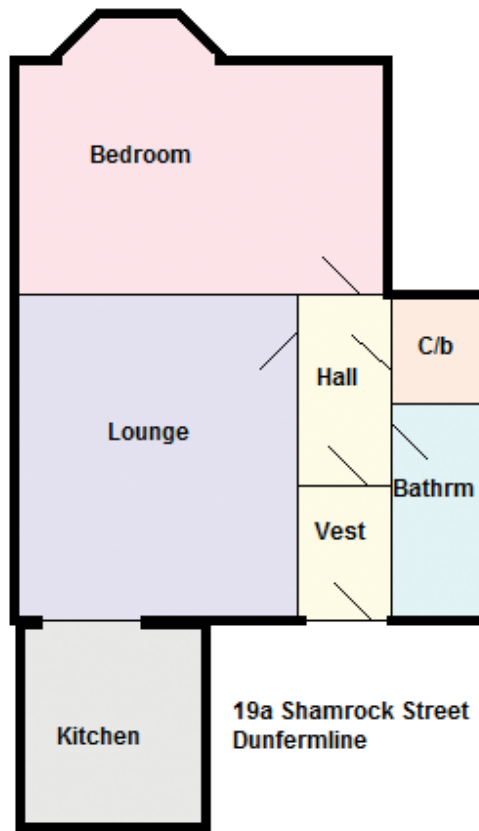


**19a Shamrock Street, Dunfermline**  
Fixed Price £78,000

Most attractive, traditional first floor flat enjoying a quiet location yet convenient for town centre and offering well proportioned accommodation ideally suited to first time buyers.

Entrance vestibule, Hall, Lounge, Kitchen, Double bedroom, Bathroom. Neat mutual rear garden. Gas central heating. Double glazing. Good storage. Sought after location.

EPC - D



#### SITUATION

Shamrock Street is an attractive tree-lined cul-de-sac that forms part of a prestigious and wholly residential area that straddles Townhill Road, one of the main northerly egresses from Dunfermline and only some 3/4 mile from the town centre. The property is therefore ideally situated for ease of access to the full range of shopping and leisure facilities to be found in the town and is also convenient for bus routes to town and country. In addition the M90 motorway is only 3 miles distant and gives fast road links to all parts of central Scotland and beyond. Dunfermline Town railway station is also within easy reach and offers excellent commuter services to Edinburgh and all stops on the Fife Circle.

To reach the property from the town centre interested parties should proceed in an easterly direction to Sinclair Gardens roundabout. Take Holyrood Place exit (B912) proceed over the mini roundabout into Townhill Road. Turn fifth left into Shamrock Street and number 19a is located on the right, where indicated by our 'for sale' board.

#### PROPERTY

The property comprises a traditional first floor flat that offers well maintained and well-proportioned accommodation. The subjects enjoy the benefit of gas central heating and double glazing. The property, is sure to appeal to a young couple or single person seeking a foothold on the property owning ladder. There is a neatly maintained area of shared garden ground to the rear.

This is an excellent opportunity for a first time buyer seeking the convenience of owning a property close to the town centre.

#### ENTRANCE VESTIBULE

(3'6" x 6'7") - (1.07m x 2.03m) Rear

#### HALL (3'5" x 9'5") - (1.05m x 2.88m)

With large storage cupboard off (access to loft).

#### LOUNGE (15'1" x 12'9") - (4.61m x 3.91m) Rear

#### KITCHEN (9'0" x 7'3") - (2.77m x 2.22m) Rear

#### BEDROOM (16'9" x 17'1") - (5.12m x 5.21m) Front

#### BATHROOM (4'0" x 9'11") - (1.24m x 3.03m)

#### HEATING

The subjects enjoy the benefit of gas central heating.

#### DOUBLE GLAZING

The subjects are double glazed.

#### GARDEN

There is neatly presented area of mutual garden/drying green to the rear of the property.

#### SERVICES

The subjects are served by mains electricity, gas and water. Drainage is to the public sewer.

#### EXTRAS

All the carpets, lights fittings and blinds are included in the sale price.

Many other items are available included in the sale including the large free standing wardrobes in the bedroom.

#### ENTRY

Entry will be by mutual agreement.

#### VIEWING

Contact Ross & Connel on 01383 721156 or ESPC Saturday and Sunday 01383 605000

#### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property. Requests should be made through Ross & Connel.

Contact Ross & Connel on  
01383 721156

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Saturday and Sunday 01383 605000

#### OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

#### VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Alan Dear at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF  
PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

Interested parties are advised to have their interest noted to Ross & Connel by their appointed solicitor in order that they may be advised of any closing date that may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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