

4 Shaw Street

DUNFERMLINE, FIFE, KY11 4AX



*TWO BEDROOM
GROUND FLOOR FLAT*



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4 Shaw Street is a good-sized family villa including a sunny garden to the rear. The property has been maintained to a good standard by the current owner and is in need of some cosmetic decoration.

Entrance to the property is through a solid wooden door into the welcoming reception hall with access to all rooms on this level. The good sized lounge is pleasantly located to the front of the property with a window to the front giving the room an abundance of light and space to incorporate a dining table. The kitchen has wall and floor mounted units with door to the rear garden grounds. There are two well-proportioned bedrooms with ample space for free standing furniture. The family bathroom comprises of a three-piece white bathroom suite.

Double glazing and gas central heating has been installed throughout. The garden grounds are well maintained with a secure fence surrounding the property.







Bedroom 1

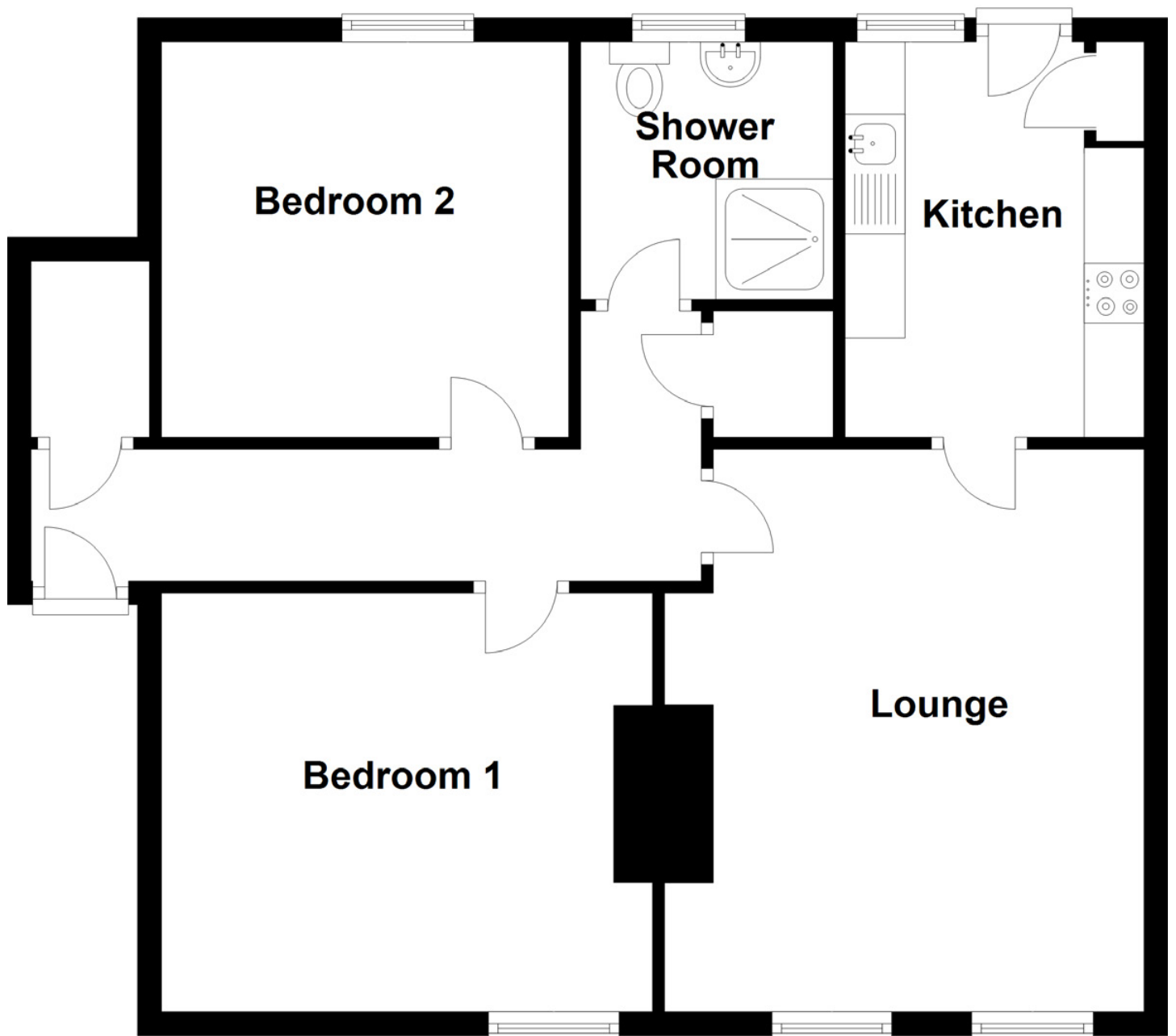




Bedroom 2







Approximate Dimensions

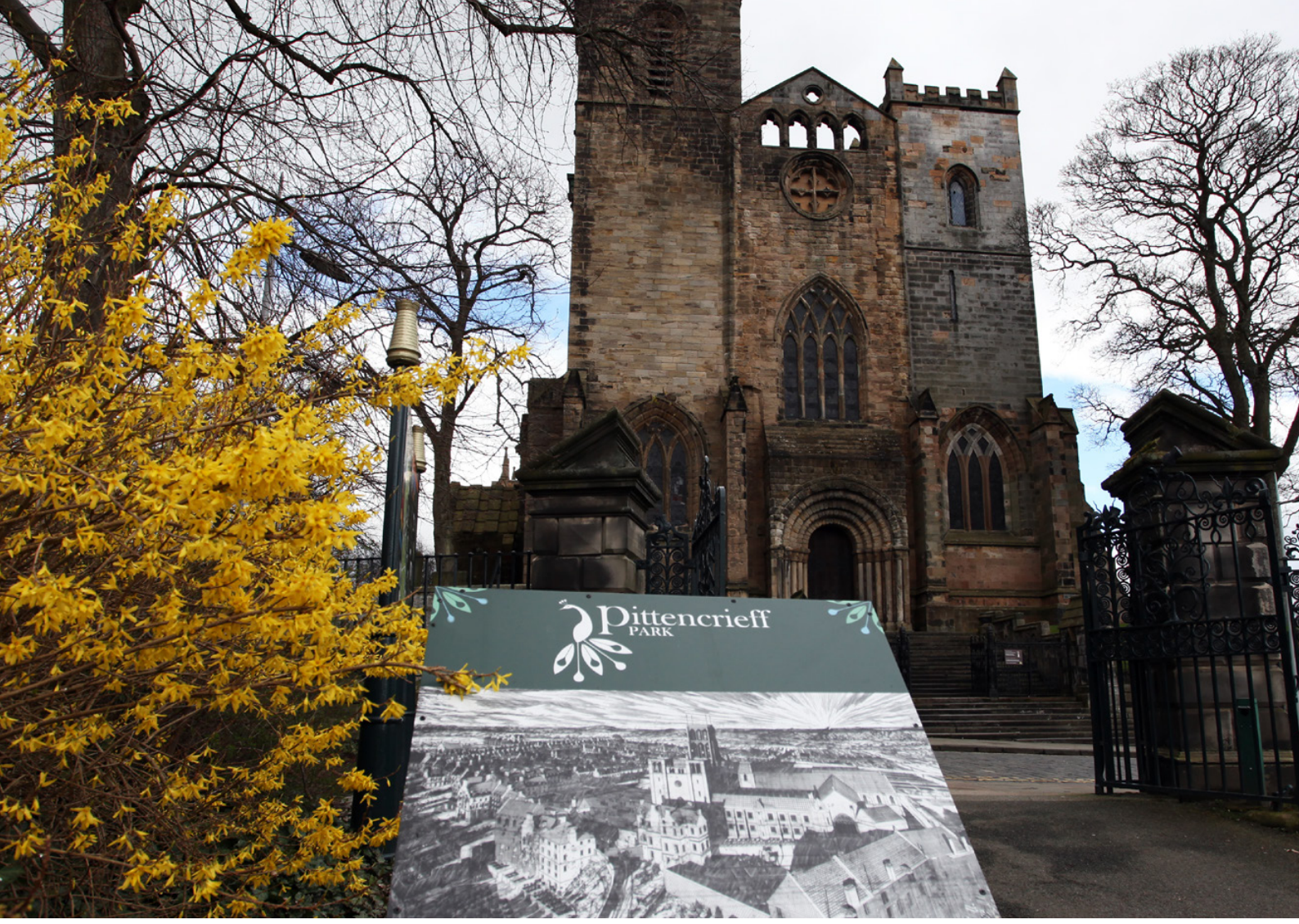
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.30m (10'10") x 2.50m (8'2")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Shower Room	2.15m (7'1") x 1.90m (6'3")

Gross internal floor area (m²): 69m²

EPC Rating: D



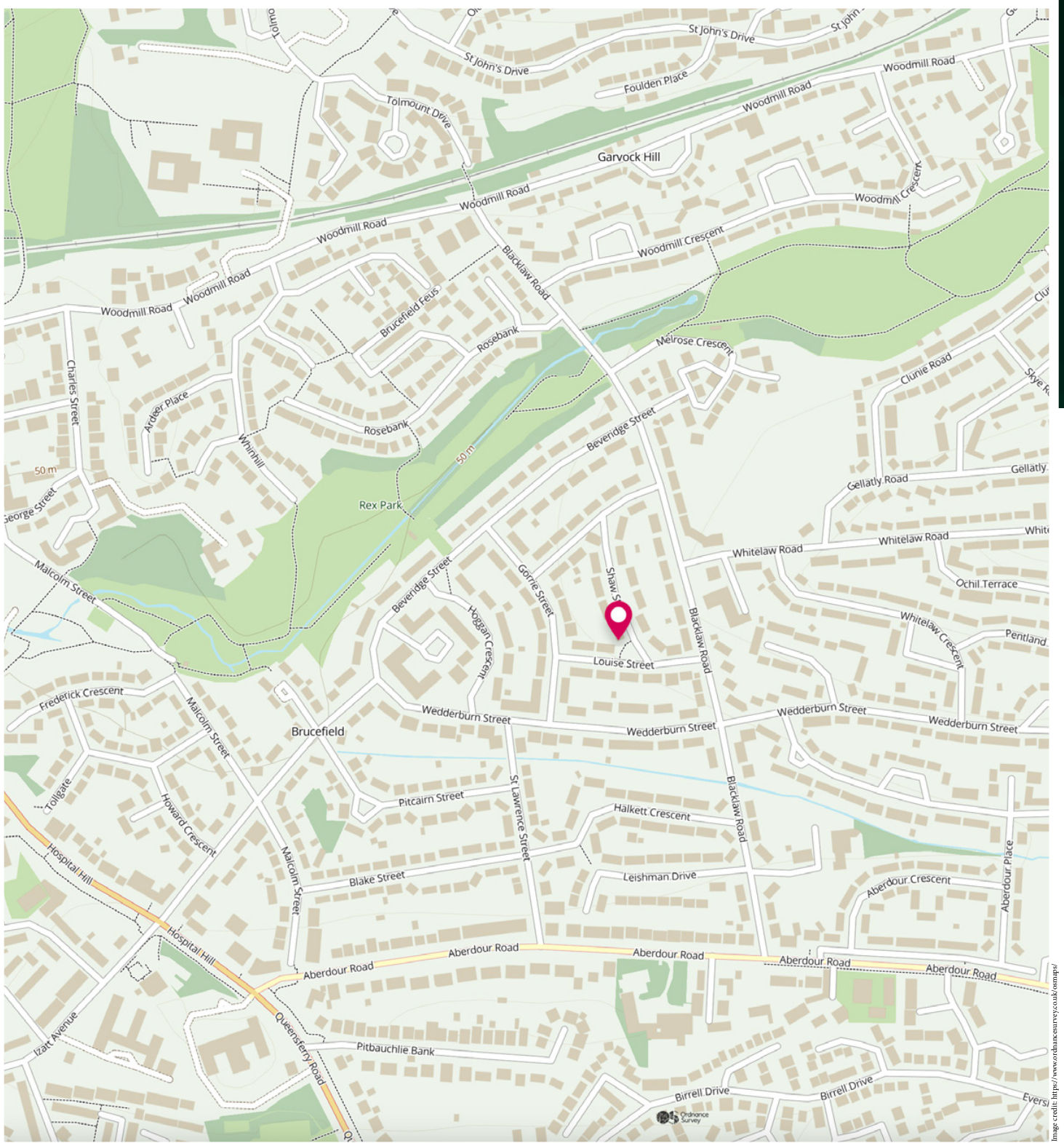


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

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 direct links to Edinburgh, Perth & Dundee.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
 Area Sales Manager



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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