





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Enjoying an enviable position just steps from the gates of Pittencrieff Park, this attractive three-bedroom self-contained maisonette combines generous, flexible accommodation over two levels with one of Dunfermline's most convenient addresses. With the city centre, shopping, and public transport links all within a short stroll, 26 Chalmers Street is an ideal purchase for first-time buyers, professional couples, and growing families alike.

Few homes offer such immediate access to green space. Pittencrieff Park's 76 acres of gardens, woodland walks, and play areas lie virtually on the doorstep, while the vibrant heart of Dunfermline, with its shops, supermarkets, cafés, and leisure facilities, is only minutes away on foot. Excellent bus connections and both of the city's railway stations are close at hand, making this a superb base for commuters travelling throughout Fife and into Edinburgh. Residential permit parking is available nearby, adding further convenience for residents.

The property is entered via the ground-floor reception hall, with stairs rising to the main living accommodation. On the first floor, a bright and spacious living room is enhanced by a bank of windows letting in abundant natural light, creating a wonderful setting for relaxing and entertaining. To the rear, the impressive breakfasting kitchen forms the true heart of the home, offering an abundance of space for dining and everyday family living, together with ample worktop and storage provision. A stylish family bathroom sits at the landing level. The upper level hosts three well-proportioned bedrooms. The primary bedroom enjoys excellent proportions and is served by an ensuite WC, while bedroom two is a generous double and bedroom three offers flexibility as a child's bedroom, guest room, nursery, or home office.

Externally the property has on street parking available.

Offering a rare opportunity to secure a spacious home in such a sought-after location, early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.

EPC Rating – C
Council Tax - C





Location

Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.



Enquiries

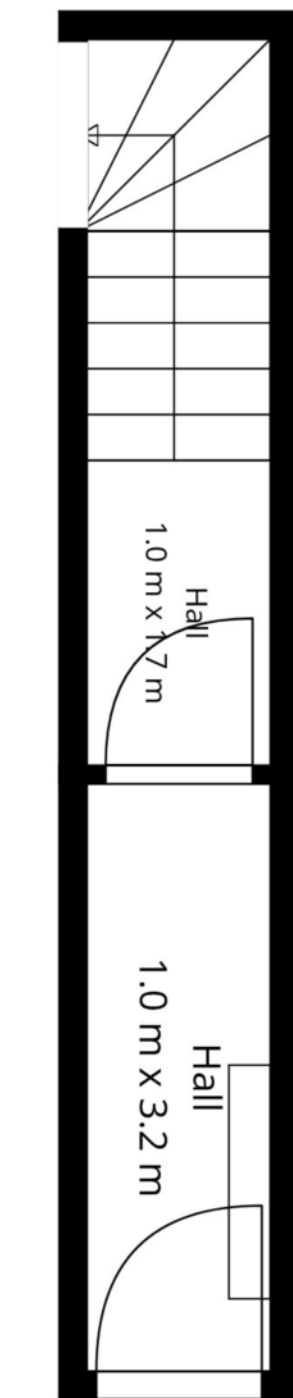
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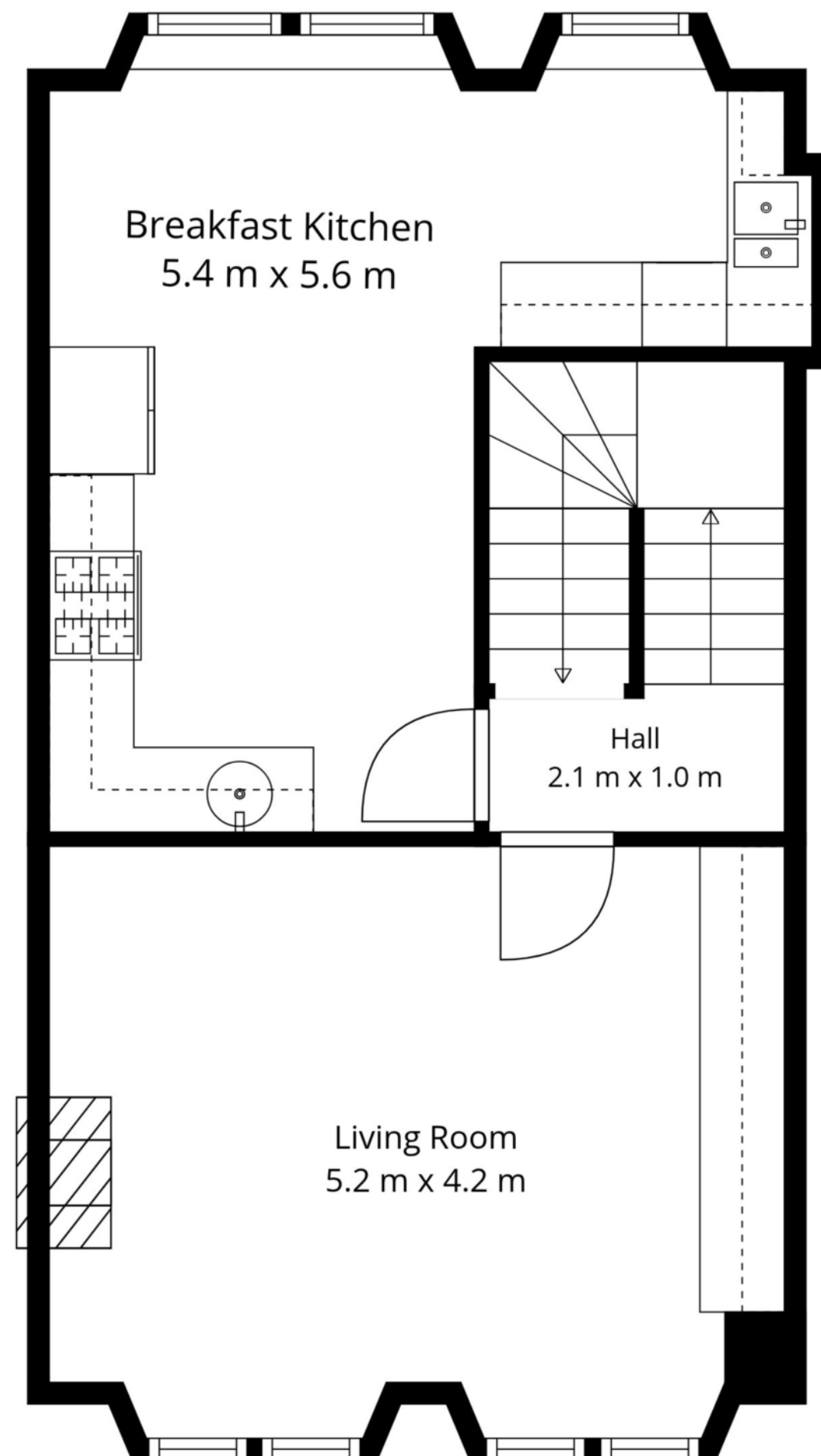
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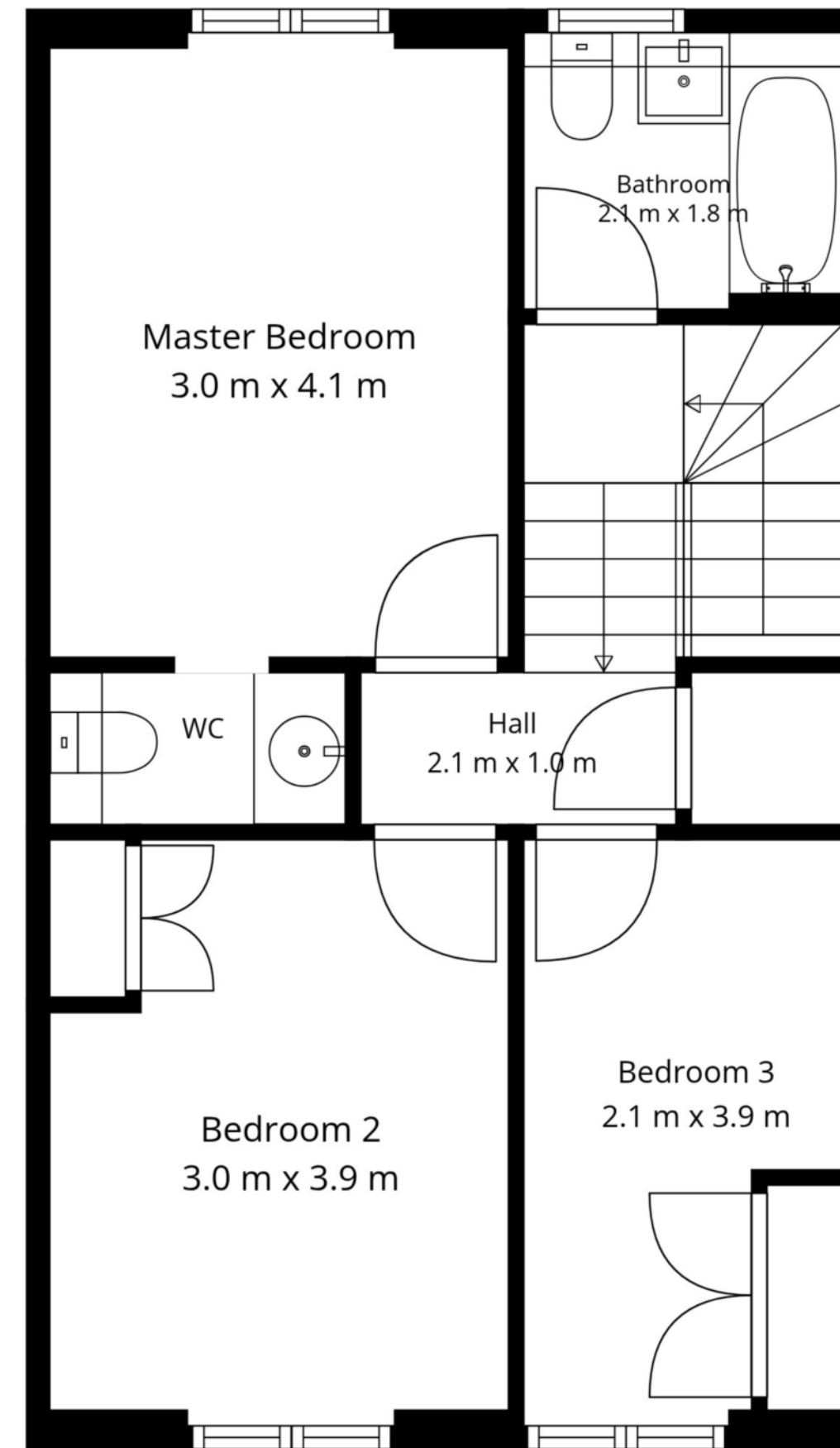
Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Ground Floor



First Floor



2nd Floor

TOTAL: 106 m2
GROUND FLOOR: 7 m2, FIRST FLOOR: 51 m2, 2ND FLOOR: 48 m2
EXCLUDED AREAS: WALLS: 10 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

