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parker

34 Shamrock Street, Dunfermline, KY12 0JQ


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Key Features

2 Bedroom

1 Public

1 Bathroom

Situated within a popular residential area of Dunfermline, this attractive two-bedroom ground floor flat offers spacious and versatile accommodation, ideally suited to first-time buyers, downsizers and investors alike. Shamrock Street enjoys a convenient setting within walking distance of Dunfermline city centre, where a wide range of shopping, leisure and recreational facilities can be found. The area is well served by local schooling and public transport links, including nearby railway stations offering regular services to Edinburgh and beyond.

The accommodation is accessed via a welcoming entrance hall which provides access to all principal rooms. To the front, the generous master bedroom enjoys a charming bay window, creating a bright and airy retreat with ample space for bedroom furniture. A second well-proportioned bedroom offers flexible accommodation and could also be utilised as a home office or guest room. The spacious lounge is positioned to the rear of the property and provides an excellent space for relaxing and entertaining, with an open-plan dining area creating a sociable layout. The adjoining kitchen is fitted with a range of wall and base-mounted units and provides direct access from the living space. Completing the accommodation is a contemporary shower room featuring a modern suite.

The property benefits from an attractive external garden, with a private lower garden for the sole use of the flat, while the upper garden is shared. The rear entrance is also fitted with a wheelchair ramp, providing convenient access to the property.

Externally there is ample on-street parking available directly outside and within the surrounding area for residents and visitors.

EPC Rating – D
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.

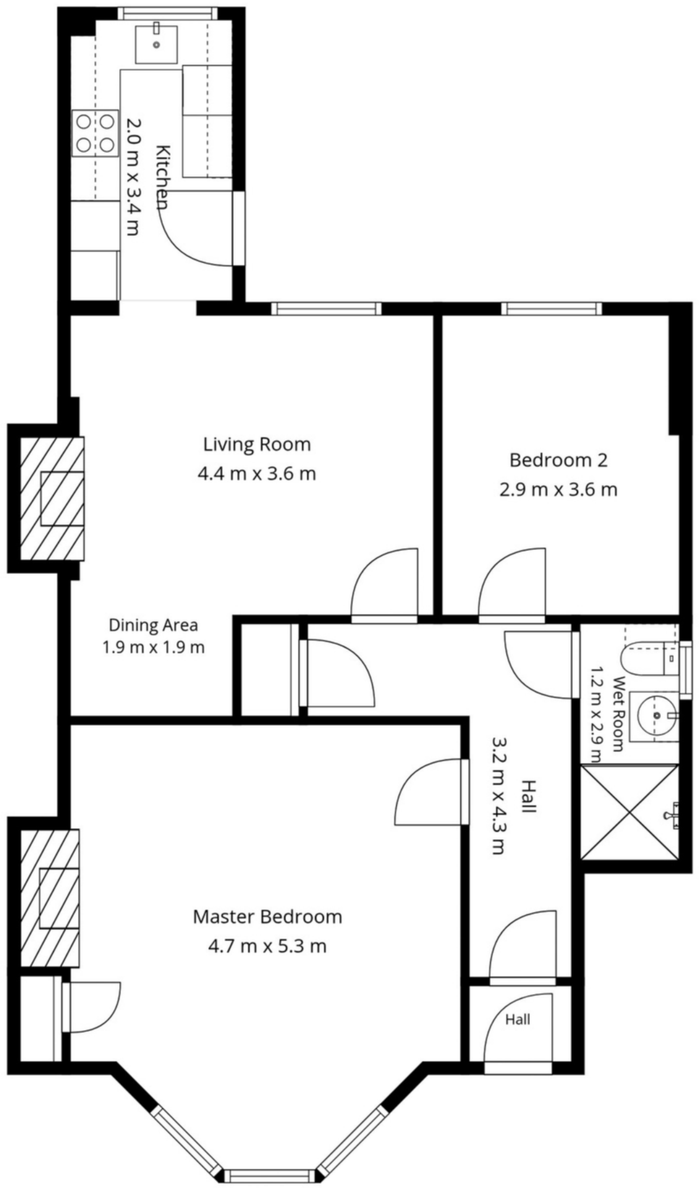
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.







TOTAL: 75 m2
Ground floor: 75 m2
EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 6 m2

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

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maloco mowat parker

Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk

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

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