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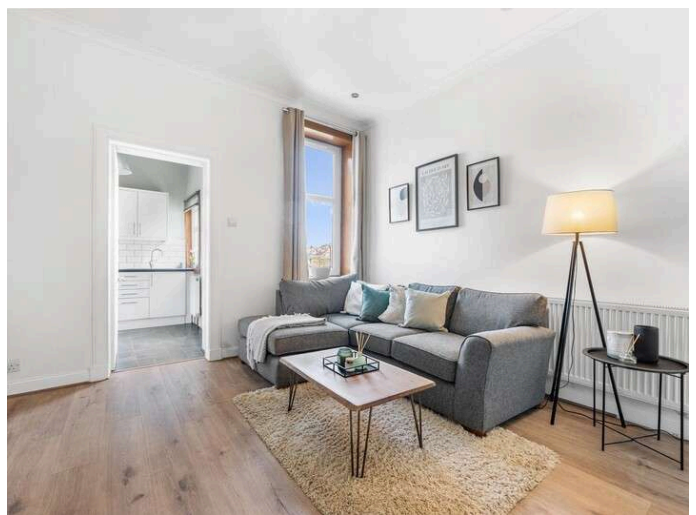
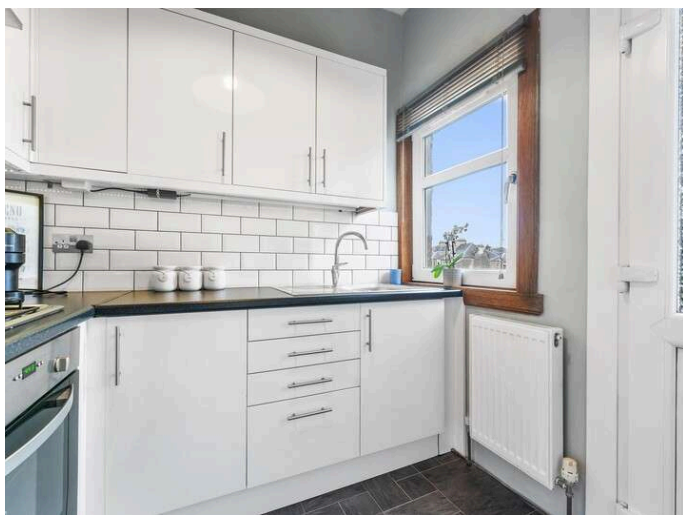
Solicitors & Estate Agents

9

Shamrock Street, Dunfermline, KY12 0JQ



*Working harder for you*



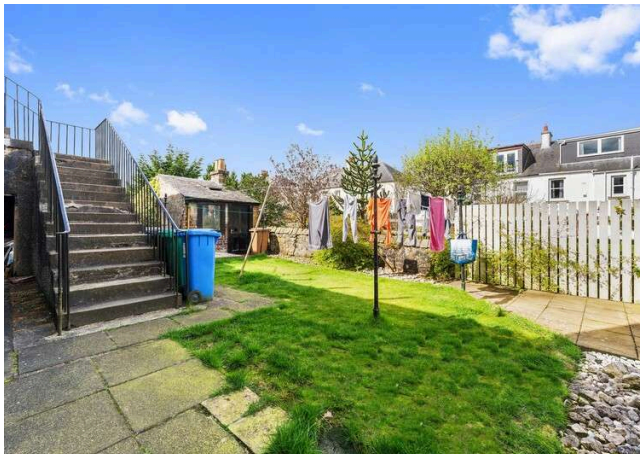
1 bedrooms



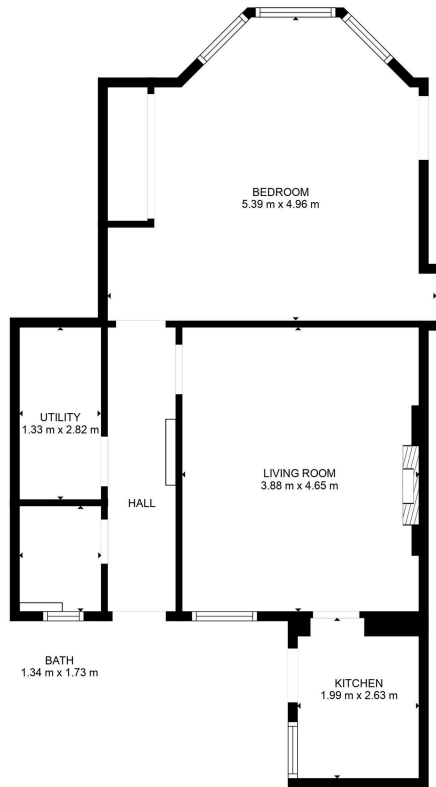
1 public



1 bathroom



- + A charming, well-presented, one bedroom upper flat located within walking distance of Dunfermline's City Centre
- + Situated within a highly regarded address, Shamrock Street is perfectly located for Dunfermline's amenities and access to the motorway, park and ride and train services
- + Dunfermline offers a wide variety of local amenities including various supermarkets and convenience stores, bars and restaurants within the City Centre and a selection of leisure facilities including the famous Pittencrieff Park, gifted to the city by the renowned philanthropist Andrew Carnegie
- + Ample on street parking available
- + Within walking distance of local schools, and Dunfermline and Queen Margaret train stations, both offering regular services to and from Edinburgh
- + Communal drying green and store
- + Spacious lounge leading through to a modern kitchen with room for appliances, ample storage and worktop space
- + Utility room withing the hall
- + Tiled family bathroom with three piece suite and electric shower over the bath
- + Large bay window bedroom with room for free standing furniture and press
- + An excellent, traditional first time home and viewing comes highly recommended to appreciate the space on offer



**TOTAL: 59 m<sup>2</sup>**  
**FLOOR 1: 59 m<sup>2</sup>**

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Living Room	3.88 m x 4.65 m / 12'9" x 15'3"
Kitchen	1.99 m x 2.63 m / 6'6" x 8'8"
Bedroom 1	5.39 m x 4.96 m / 17'8" x 16'3"
Utility Room	1.33 m x 2.82 m / 4'4" x 9'3"
Bathroom	1.34 m x 1.73 m / 4'5" x 5'8"



Sharing is caring!

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**espc**

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