



PILMUIR STREET DUNFERMLINE | OFFERS OVER £375,000

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PILMUIR STREET

DUNFERMLINE

£375,000

UNDER OFFER IN 5 DAYS - Similar Properties Required!

Looking for a superb development opportunity with full planning for 7 flats in the heart of Dunfermline?

Welcome to Pilmuir Street, Dunfermline - a location steeped in history and charm. This commercial property offers a unique opportunity for those with a vision for development. With 5 impressive reception rooms, 8 bedrooms, and 7 bathrooms, this substantial C-Listed 3 storey stone-built former hotel and Johnson's nightclub/amusement arcade is brimming with potential.

Situated in the heart of Dunfermline, this property boasts parking for approx 8-10 vehicles, making it convenient for both owners and visitors. The full planning permission for 7 flatted dwellings opens up a world of possibilities for those looking to transform this space into something truly special.

DESCRIPTION

AMAZING RESULTS!™ Commercial are delighted to offer to the market an exciting and rarely available development opportunity in the heart of Dunfermline that includes a substantial C-Listed 3 storey stone-built former hotel and Johnson's nightclub/amusement arcade with full planning and change of use for the first floor, mezzanine and second floor level accommodation to form 7 flatted dwellings. Currently with commercial use, the entire Ground Floor of the building could readily be converted into additional flatted accommodation (subject to planning). In addition there is a generous dedicated parking area to the rear of all the building with access off Carnegie Drive offering further extensive development potential.

A prime development site and the perfect location for a blend of residential, commercial and/or leisure opportunities of likely interest to wide range of investors, builders and developers. The principle building at 6-8 Pilmuir Street is a C-Listed stone built 3 storey property with the Ground Floor (approx 3,411 sq ft), Mezzanine (approx 831 sq ft) and First Floor (approx 3,545 sq ft). The 2nd Floor comprises some 8 rooms with bathrooms and small stores currently in an uninhabitable condition.

Not your average development opportunity. Cannot fail to impress! For further information and appointment to view, please call Colin Jenkins today. Phone Before It's Sold! 01383 699000.

The planning reference is 21/00662/FULL.
<https://planning.fife.gov.uk/online/applicationDetails.do?activeTab=documents&keyVal=QPEIG5HFMMLO0>

LOCATION

The subjects occupy a superb city centre location in Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities including the principal bus station on Queen Anne's Street and educational establishments associated with a modern City, Dunfermline

mainline railway station offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

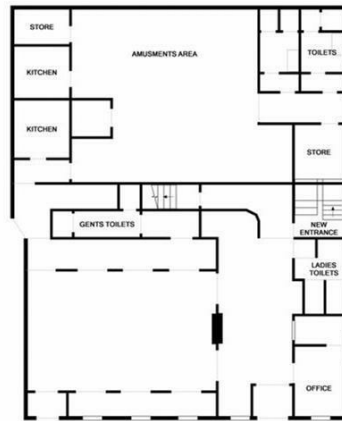
With recent developments in the area seeing Dunfermline benefitting from unprecedented levels of regeneration and investment. Miller Homes 'Victoria Mills' are developing a mix of new build and conversions directly to the north the subjects, the re-opening of the Carnegie Leisure Centre following a £20m+ refurbishment and the opening of a Tesco superstore across the road from the site.

ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

PROPERTY TO SELL!

Why not find out how much your property or business is worth today with a free, no obligation valuation from your local Commercial Estate Agent, Colin Jenkins. 01383 699000 | 07977 170505. Arrange a free valuation online at AMAZINGRESULTS.com.



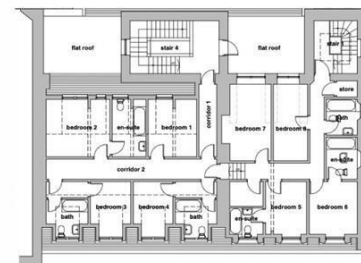
GROUND FLOOR



MEZZANINE LEVEL



FIRST FLOOR



2ND FLOOR



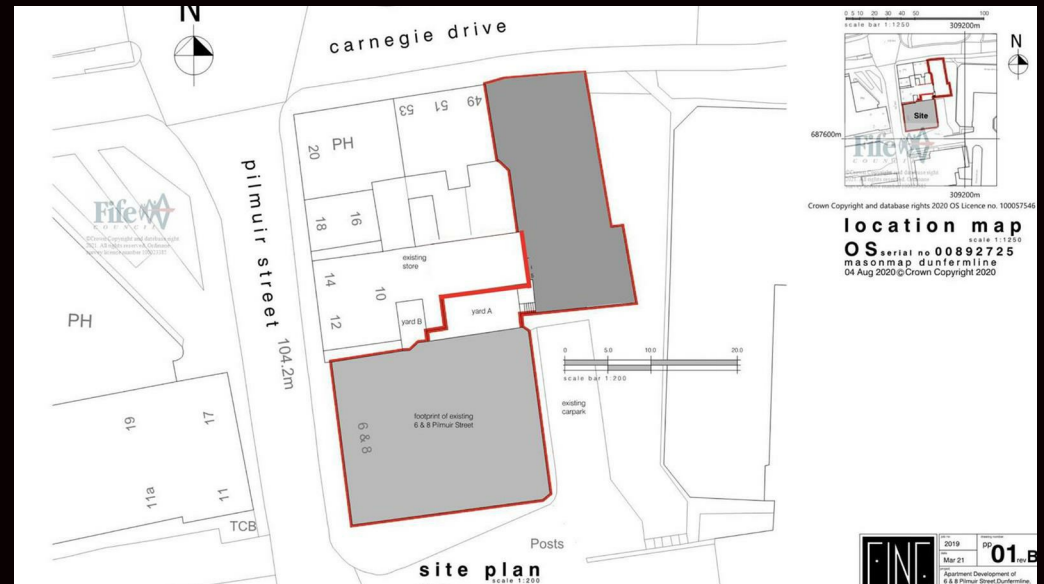
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC

To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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