



Morgans

PROPERTY

7 Pitreavie Castle, Castle Drive, Dunfermline, KY11 8FX

Offers Over £525,000











Rare opportunity to acquire a unique lower villa apartment within Pitreavie Castle which is a Category A Listed Building built in the early 17th Century and sits in approx four acres of grounds between Rosyth and Dunfermline. The Castle has been painstakingly converted into superb apartments in recent years. The accommodation is stylish throughout and a credit to the present owners. The property briefly comprises entrance vestibule leading to a hugely impressive sweeping carpeted staircase taking you to the main door. Entrance foyer leads to internal hallway with wc, bedroom, dining room and stunning lounge with a wealth of period features including fireplace and overlooking the beautiful gardens. Internal stairwell leads to lower ground floor accommodation of principal bedroom with en-suite, further bedroom, family bathroom, dining kitchen, utility and laundry room. The property further benefits from a courtyard garden, extensive communal grounds surround the castle incorporating woodland, lawns, ponds and a summer house. Two allocated parking spaces and visitors parking. A ten minute walk or short drive to Rosyth Railway Station provides direct access to Haymarket Station in the heart of Edinburgh within 30 minutes.







## LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. 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 its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds and bathroom together with integrated appliances and shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.





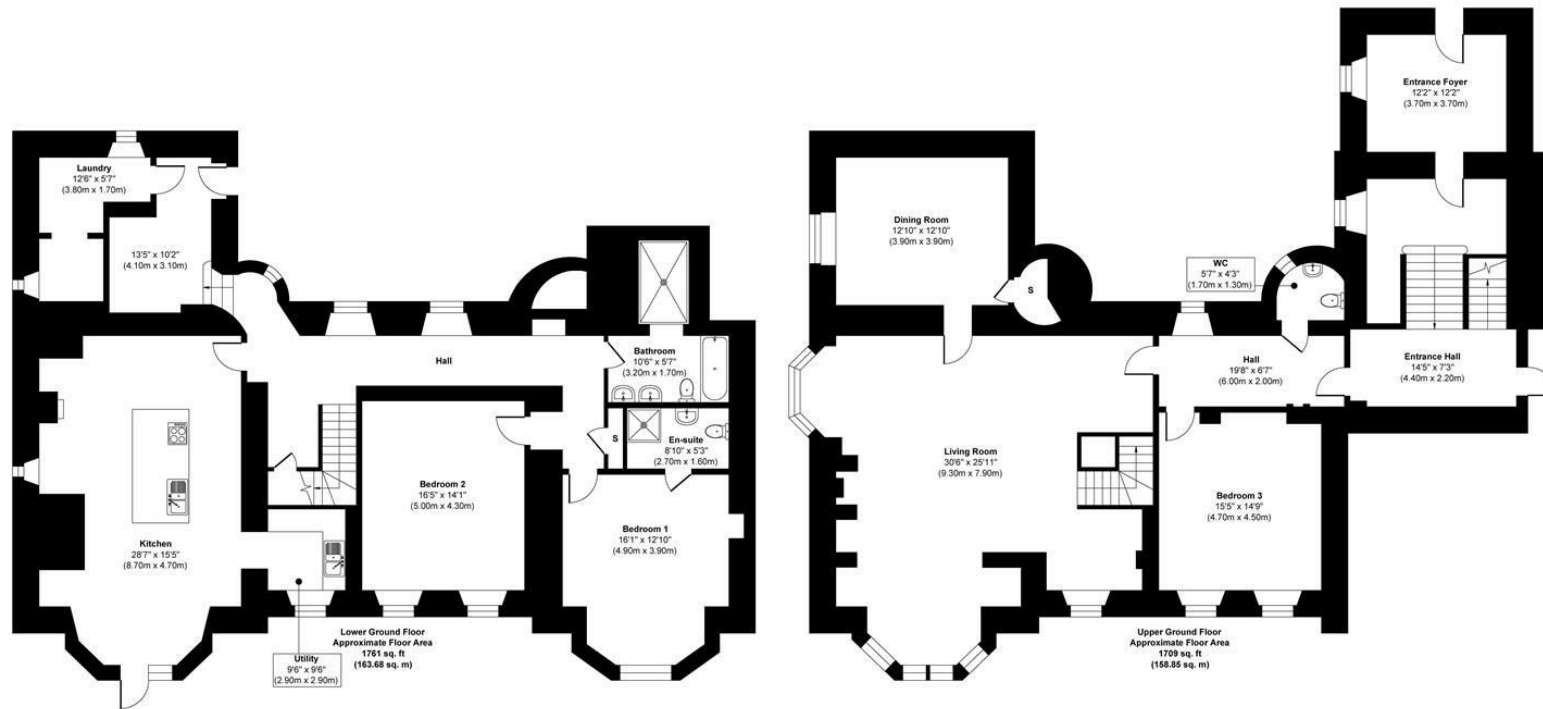












9AM MEDIA

### Approx. Gross Internal Floor Area 3470 sq. ft / 322.53 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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