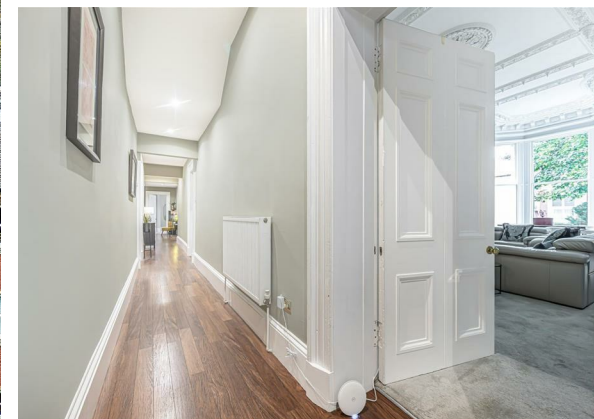




Morgans

PROPERTY

44 St Leonards Hill, Queensferry Road, Dunfermline, KY11 3AH

Offers Over £425,000

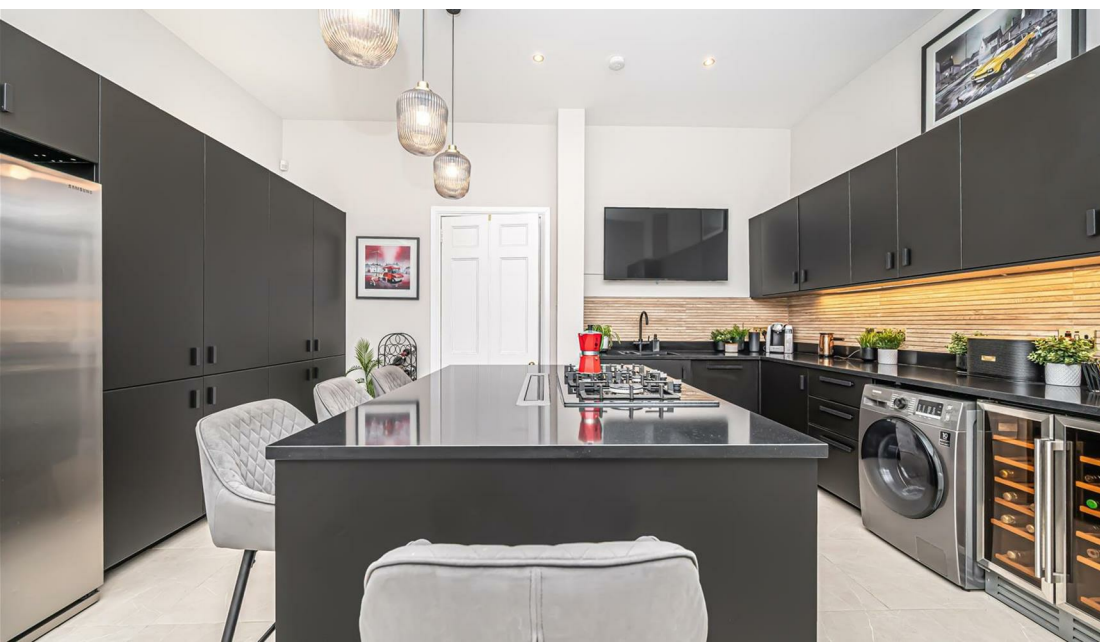


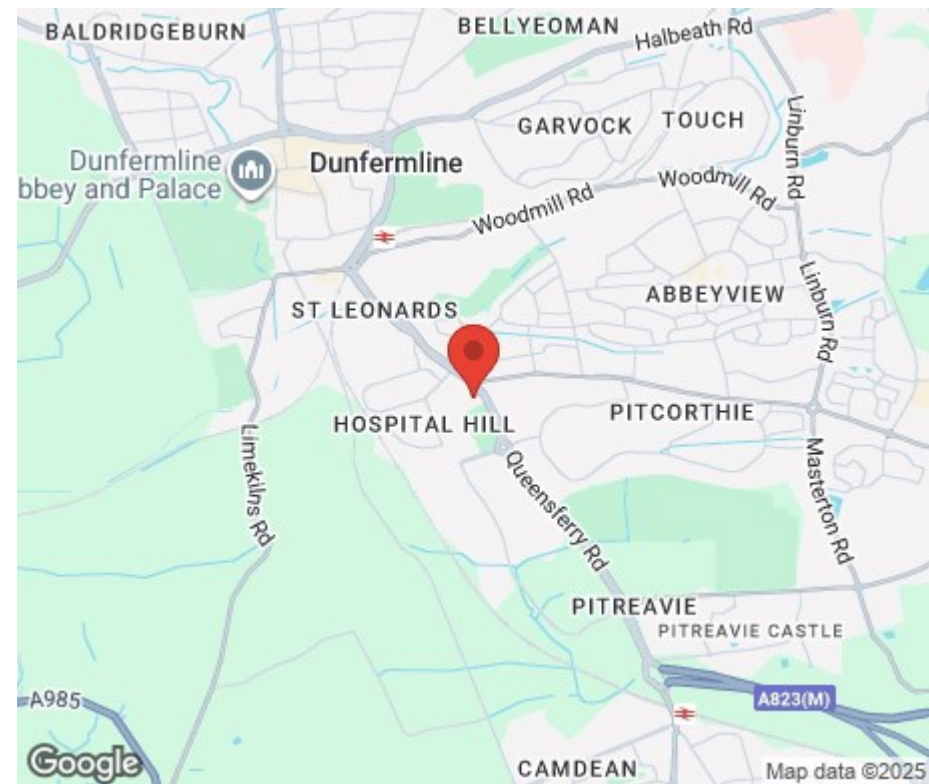




Set amidst approximately 3.5 acres of exclusive grounds the opportunity to acquire this impressive ground floor apartment which forms part of the original Victorian house dating back to the 1880's. This property type is rarely available and boasts an exclusive lifestyle within tranquil setting. The development itself centres around the main Victorian house with additional wings added at a later date.

This stunning property has many attractive features both original and contemporary including original cornicing, ceiling rose, high ceilings, working shutters, bay windows and feature fireplace with wood burner. The accommodation comprises entrance vestibule, reception hall, principal bedroom with newly built and fitted en-suite facilities, lounge with bay window, stylish kitchen with dining island, conservatory, two further double bedrooms and four piece family bathroom. This apartment further benefits from having purchased a garage within the development which are highly sought after, in addition there is also private residents parking, has gas central heating and sash and case windows with fitted blinds throughout.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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

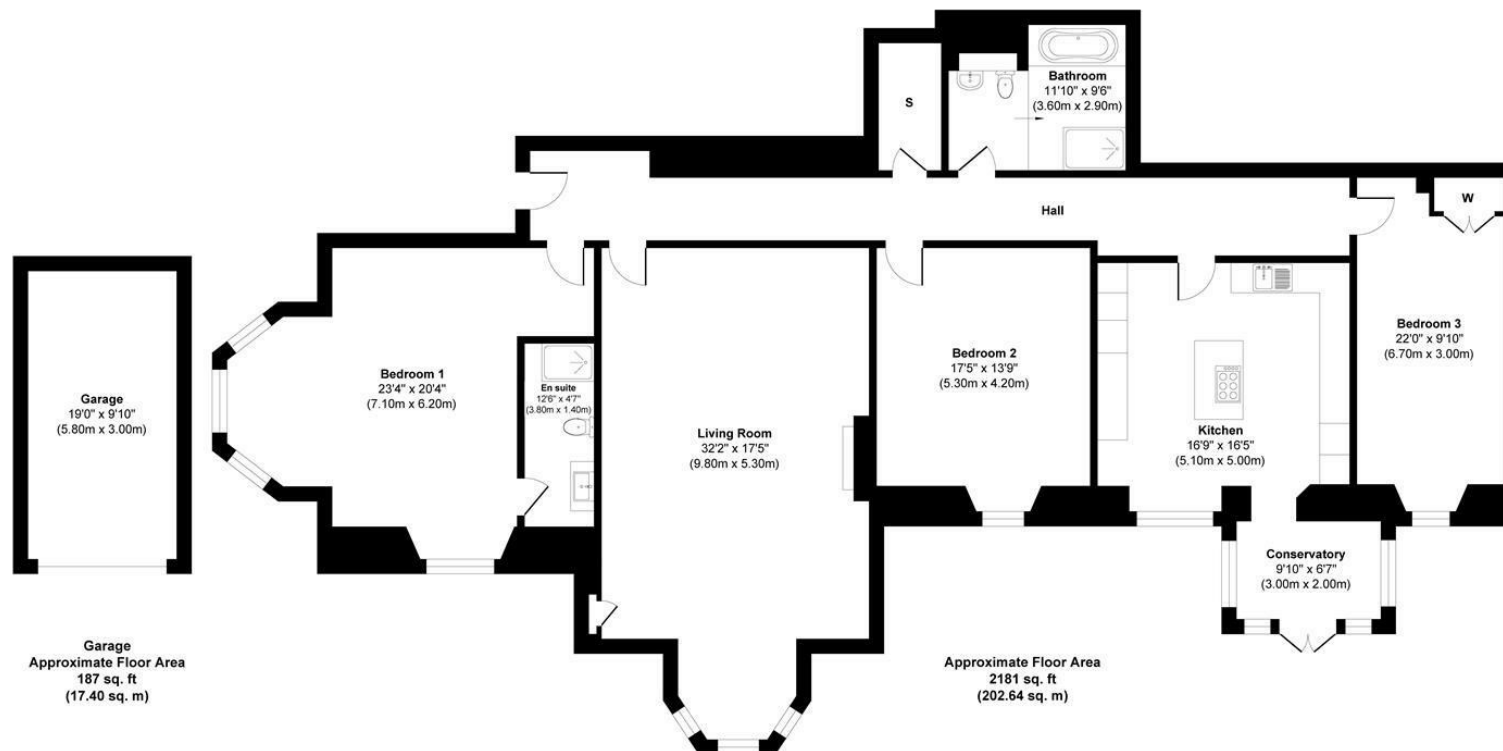
All floor coverings, blinds, curtains, bathroom and light fittings together with integrated appliances. Living Room and Principal bedroom curtains are available by separate negotiation.

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.









Approx. Gross Internal Floor Area 2368 sq. ft / 220.04 sq. m (Including Garage)

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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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.