

MERYLWOOD, 8 WOODMILL ROAD, DUNFERMLINE KY11 4SS

HARPER & STONE  
ESTATE & LETTING AGENTS





# MERLEWOOD 8 WOODMILL ROAD

DUNFERMLINE, KY11 4SS

## PROPERTY FEATURES

- Charming 4 bed semi detached family home circa 1910
- Situated in a desirable location within the heart of Dunfermline
- Approximately 176 square meters of living space over 3 floors
- Stunning lounge with bay window and wood burning stove
- Well appointed kitchen and adjacent utility room
- Two generously proportioned bedrooms on the first floor
- Impressive family bathroom with free standing bath and large walk in shower
- Second floor bedroom featuring an ensuite shower room
- Beautiful private gardens including covered hot tub and summer house
- Early viewing highly advised

Harper & Stone are delighted to present Merlewood, a stunning 4 bedroom semi detached period home situated in a highly sought after area in the heart of Dunfermline. Ideally positioned, the property offers excellent access to the train station, reputable local schools, and key commuter routes, making it perfect for both families and professionals.

This charming home is rich in character, featuring beautiful decorative plasterwork and solid wood internal doors, which together create a warm and high quality finish throughout. The current owners have also enhanced the property with a roof replacement within the last four years, an important and valuable upgrade for a home of this era.

The Accommodation Presents as Follows:

Ground Floor - Entrance Vestibule, Hall, Lounge, Family/Dining/Fourth Bedroom, Kitchen, Utility Room and a Cloakroom.

First Floor - Landing, Two Bedrooms and Bathroom.

Attic Floor - Landing and Bedroom with Ensuite Shower Room.

Entry to the property is via a traditional wooden storm door, leading into a charming vestibule complete with original tiled flooring. From here, you are welcomed into a spacious and inviting hallway, where an impressive stairwell takes centre stage, showcasing an ornate wooden balustrade that beautifully highlights the home's period character.

The impressive lounge is positioned to the front of the property and benefits from a large south facing bay window, flooding the room with natural light. A newly installed multi fuel stove creates a warm and inviting focal point, perfect for the colder months. The space is rich in period charm, featuring decorative coving, a dado rail, panelled detailing beneath the window, and built in alcove storage, all of which enhance the character and appeal of this beautiful room.

The family/dining room enjoys a peaceful position to the rear of the home and benefits from dual aspect corner windows, allowing for excellent natural light. A gas living flame fireplace, set within a stunning traditional fire surround, provides an elegant focal point. Thoughtfully enhanced, the alcove storage has been extended to incorporate bespoke wine storage and a stylish bar area, making this a versatile space, ideal as an additional reception room or a refined dining area. This room could also be used as a fourth bedroom depending on individual requirements.

The kitchen is beautifully appointed and offers an excellent selection of wall and base units in a timeless cream shaker style, complemented by butcher block worktops and a classic Belfast sink which create a warm and inviting space. Integrated appliances include an electric fan oven, four burner gas hob, extractor hood, slimline dishwasher and an American style fridge freezer which is included in the sale. A practical press cupboard provides additional shelving, perfect for neatly storing pots, jars, and everyday essentials.







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Adjacent to the kitchen is a practical utility room, offering space for two under counter appliances, additional storage, and a Belfast sink for added convenience. The rear garden can also be accessed directly from here via a back door. Just off the utility room is a convenient cloakroom, fitted with a corner sink and WC. Completing the ground floor is a generous under stair cupboard, providing excellent storage to keep everyday essentials neatly tucked away.

Ascending to the first floor, the expansive landing offers excellent versatility, with ample space for a home office area, reading nook, or additional storage, depending on individual needs. A Velux window allows natural light to flood the space, enhancing the sense of openness and creating a bright, airy atmosphere.

The family bathroom is an impressive and generously proportioned space, thoughtfully designed to combine luxury with practicality. It features a large walk in shower with a rainfall head, alongside a striking freestanding claw foot bath, creating a true spa like retreat. A built in vanity unit houses a vanity sink an illuminated mirror, heated towel rail, and WC complete the suite. Underfloor heating ensures year round comfort, while electric Velux windows and two additional windows allow natural light to flood the room, enhancing the bright and airy feel. The ample floor space also provides flexibility for additional freestanding storage if desired.

The principal bedroom is an elegant and beautifully presented space, featuring a full wall of fitted wardrobes that provide both practical storage and a sleek, uncluttered aesthetic. A large south facing bay window, enhanced by wood panelling and luxurious velvet curtains with a matching pelmet, creates a refined and tranquil setting, perfect for rest and relaxation.

Bedroom two is also generously proportioned and benefits from dual aspect windows, offering pleasant views over the rear garden and allowing natural light to fill the room.

On the second floor, the landing provides access to a spacious boiler cupboard at the top of the stairs, offering additional practical storage. The attic bedroom is a bright and welcoming space, enhanced by four large Velux windows, each fitted with integrated blinds for added convenience and comfort.

The stunning ensuite shower room is fully tiled and beautifully appointed, featuring a large open shower with recessed alcove storage. A built in vanity unit, complete with a striking copper toned ceramic sink, adds a stylish and contemporary touch, perfectly complementing the overall finish of this impressive space.

Externally, the property enjoys beautifully maintained gardens to the front, side and rear. To the front, a driveway is framed by a traditional stone wall, providing both character and privacy to the adjacent, well kept lawn. The driveway offers ample parking for multiple vehicles and extends along the side of the property, leading to a generous mono bloc area. From here, there is access to a detached double garage, complete with lighting and multiple power sockets. This expansive space also presents excellent potential for future extension, subject to the necessary consents.

Beyond this, the tiered rear garden is thoughtfully arranged and bordered by mature hedging on both sides, creating a private and tranquil setting. Neat flower beds, edged in stone, add structure and charm, with the current owners successfully cultivating vegetables such as potatoes and carrots. A spacious patio area features a bespoke covered section that houses a hot tub, offering both privacy and shelter from the elements, allowing for year round enjoyment. A delightful summer house, complete with a multi fuel stove, provides a cosy retreat, ideal for relaxing and unwinding. To the rear of the garden, a shed and greenhouse offer further practicality, both with infrastructure already in place to accommodate power connections.

Rich in character and thoughtfully enhanced for modern living, Merlewood effortlessly blends period elegance with contemporary comfort. Occupying a prime position within one of Dunfermline's most

coveted locations, this remarkable home offers a rare and exciting opportunity for discerning buyers. Early viewing is essential.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band F  
EER Band C

Water: Mains  
Sewage: Mains  
Heating: Gas Mains

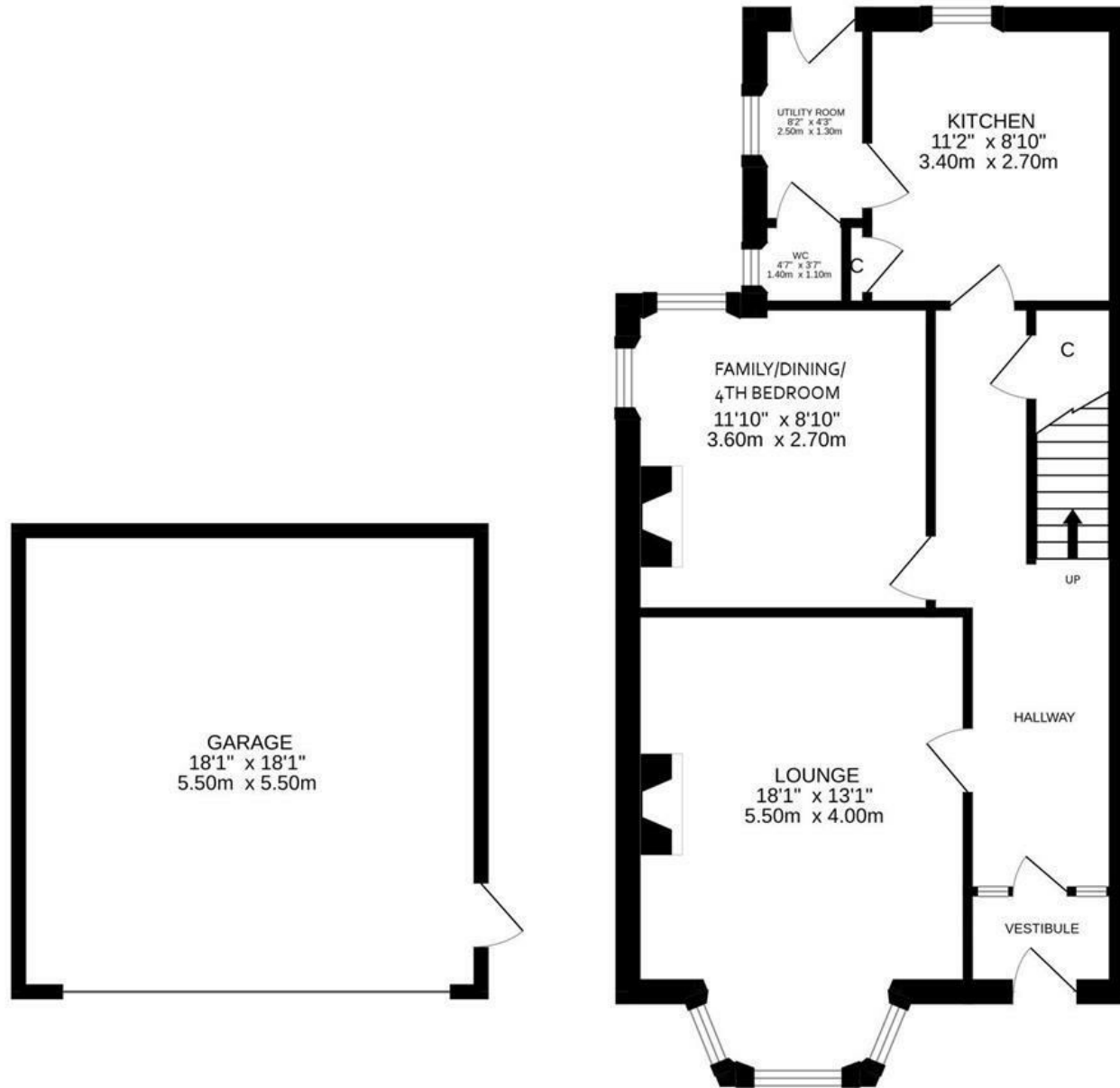
Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. 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.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be

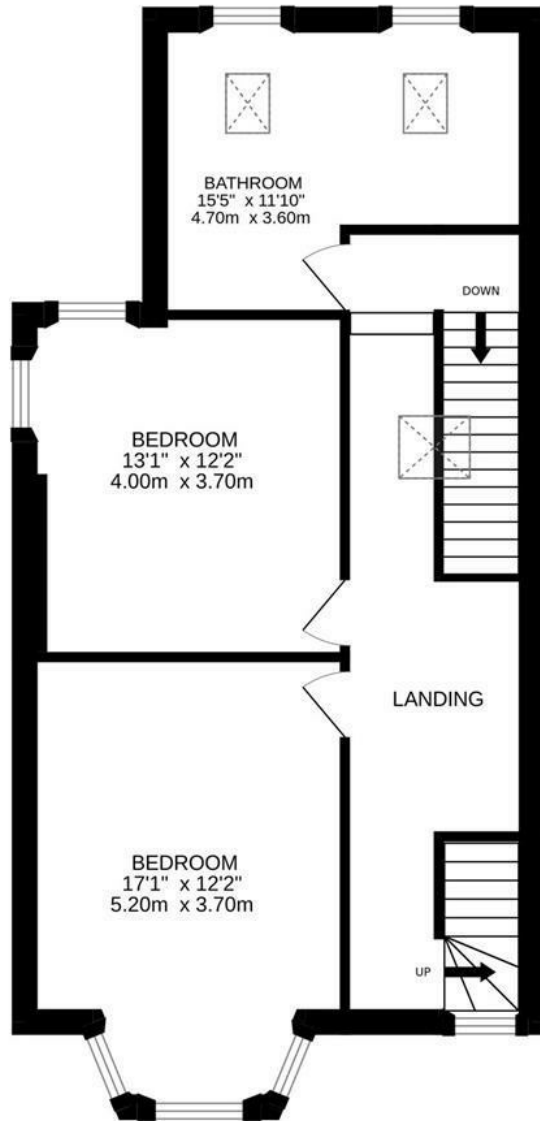




GROUND FLOOR



1ST FLOOR



2ND FLOOR

