

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



**The Lodge, Leys Park Road, Dunfermline,
KY12 0AA Offers Over £325,000**



Ross & Connel are pleased to present to the market this substantial detached property, formerly the Lodge House for Dunfermline Cemetery, situated in a very quiet location within comfortable walking distance of Dunfermline City Centre and a wide range of local amenities. The property offers spacious and well proportioned accommodation over two level. The accommodation comprises: Entrance vestibule, Hall, Lounge, Formal dining room, and a breakfasting kitchen, providing excellent family living and dining space. There are three bedrooms, including a master bedroom with en suite shower room (on ground floor) and two further bedrooms and a family bathroom on the upper level. LPG Gas heating. Double glazing. Externally, the property is set within extensive, well maintained walled garden grounds, offering a high degree of privacy and a peaceful outdoor environment. A double garage with carport provides secure parking and storage, while ample off street parking is available for multiple vehicles. This is a well maintained and rarely available property offering an excellent opportunity to acquire a spacious family home in a desirable and tranquil setting close to the city centre. EPC - F. Council Tax - F. Freehold.

LOCATION

The Lodge, Leys Park Road is situated within the historic city of Dunfermline, renowned for its celebrated Abbey and as the birthplace of philanthropist Andrew Carnegie. The city benefits from excellent road and rail links, making it one of the most accessible towns in central Scotland.

Dunfermline offers a wide range of amenities including professional services, retail shopping and leisure facilities. Cultural attractions such as the Abbey, local museums and the Alhambra Theatre - hosting a programme of national and international performances - are particularly popular. Queen Margaret Hospital is located to the north east of the city, approximately 1.5 miles from the property. Fife Leisure Park lies within approximately one mile and provides an Odeon cinema, Bannatyne Health Club and Spa and a selection of restaurants.

The nearby M90 motorway offers convenient access to Edinburgh and Perth, while Glasgow can be reached via the Kincardine or Clackmannanshire Bridges. Dunfermline Queen Margaret railway station (approximately 1.2 miles) provides regular direct services to Edinburgh, while Halbeath Park & Ride offers frequent bus connections. Inverkeithing railway station is just over five miles away and Edinburgh International Airport is approximately 16 miles distant.

Dunfermline benefits from an excellent selection of well regarded primary and secondary schools, with ongoing investment in education including the development of a new Educational Campus near Fife Leisure Park. Private schooling options are also available, including Dollar Academy and a wide range of Edinburgh independent schools, many of which offer local bus collection points.

PROPERTY - DETACHED VILLA

- An exceptionally handsome and distinctive family home
- Most attractive and very peaceful location
- Rarely available
- 2 Public rooms
- 3 Bedrooms
- 2 Bathrooms
- Double glazing and Gas central heating
- Beautiful gardens
- Large double garage
- Carport and large driveway
- Walking distance to City centre

ACCOMMODATION - DETACHED VILLA

Entrance Vestibule 1.55 m x 1.29 m / 5'1" x 4'3"

Hall 4.36 m x 2.12 m / 14'4" x 6'11"

Lounge 4.76 m x 4.68 m / 15'7" x 15'4"

Dining Room 4.68 m x 4.57 m / 15'4" x 15'0"

Breakfasting Kitchen 4.59 m x 3.12 m / 15'1" x 10'3"

Master Bedroom 4.60 m x 4.10 m / 15'1" x 13'5"

En-suite Shower room 3.57 m x 2.28 m / 11'9" x 7'6"

Landing 2.45 m x 1.08 m / 8'0" x 3'7"

Bedroom 2 5.78 m x 2.68 m / 19'0" x 8'10"

Bedroom 3 4.75 m x 2.84 m / 15'7" x 9'4"

Bathroom 3.33 m x 1.63 m / 10'11" x 5'4"

Gardens

One of the most attractive features of this property is the beautiful and superbly proportioned areas of garden grounds which surround the property. Fully enclosed by stone walling. Many areas of interest.

GARAGE/DRIVEWAY

There is a large double garage located to the rear of the property accessed via a large driveway from the front. There is also a handy carport to the side of the garage.

HEATING

The property has an LPG gas heating. The tank is located to the rear plot.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

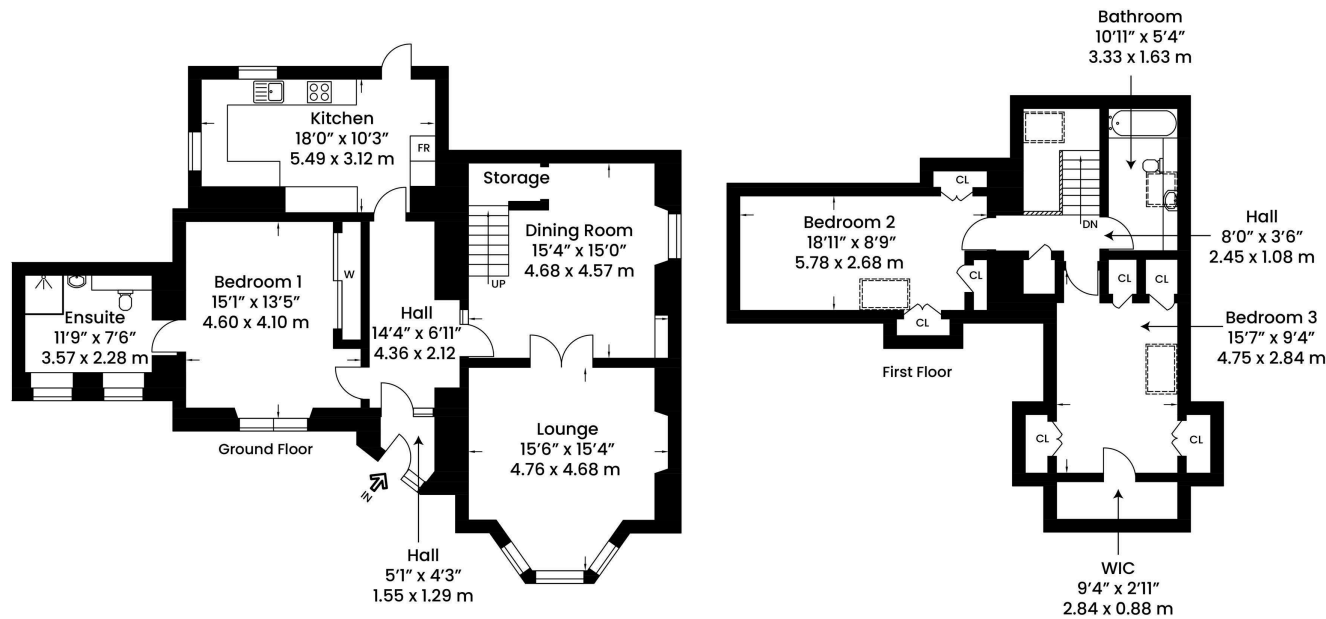
Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Lee-Anne Smith at Ross & Connel on 01383 721156

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These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan,
please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through
cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (10 110927)
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