



M o r g a n s

36 St Leonards Hill
Queensferry Road, Dunfermline, Fife, KY11 3AH
Offers over £199,995



**36 St Leonards Hill
Dunfermline
KY11 3AH**

Set amidst approximately 3.5 acres of exclusive grounds, the opportunity to acquire this impressive ground floor apartment. This property type is rarely available and boasts an exclusive life style within a tranquil setting. The development itself centres around the main Victorian house with additional wings added at a later date. This apartment is a credit to the present owners offering contemporary and stylish accommodation throughout. The subjects are offered in move in condition. Comprise private main door leading into reception hall with storage units, lounge/dining area, fitted kitchen leading to conservatory and alternative rear door exit. Master bedroom with en-suite and walk in wardrobe, further double bedroom (built in wardrobe) and bathroom. Gas central heating and double glazing. Private residents parking. Early viewing is highly recommended to appreciate this superb apartment. EPC RATING C



LOCATION

The Royal Burgh 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 associated with a modern City. 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.

MEASUREMENTS

LOUNGE 14'9 x 12'2

DINING ROOM 13'1 x 7'7

KITCHEN 12'2 x 8'6

CONSERVATORY 14'1 x 7'10

MASTER BEDROOM 13'1 x 11'2

EN-SUITE 6'11 x 4'7

BEDROOM 2 15'9 x 9'6

BATHROOM 8'2 x 5'7

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline proceed south on the A823 Bothwell Street and onto Queensferry Road at the second set of traffic lights turn right and proceed into the private grounds of St Leonard's Hill. Private parking is to the front of the main building where the apartment is signposted with our For Sale Sign.

MORGANS PROPERTY PACKAGE

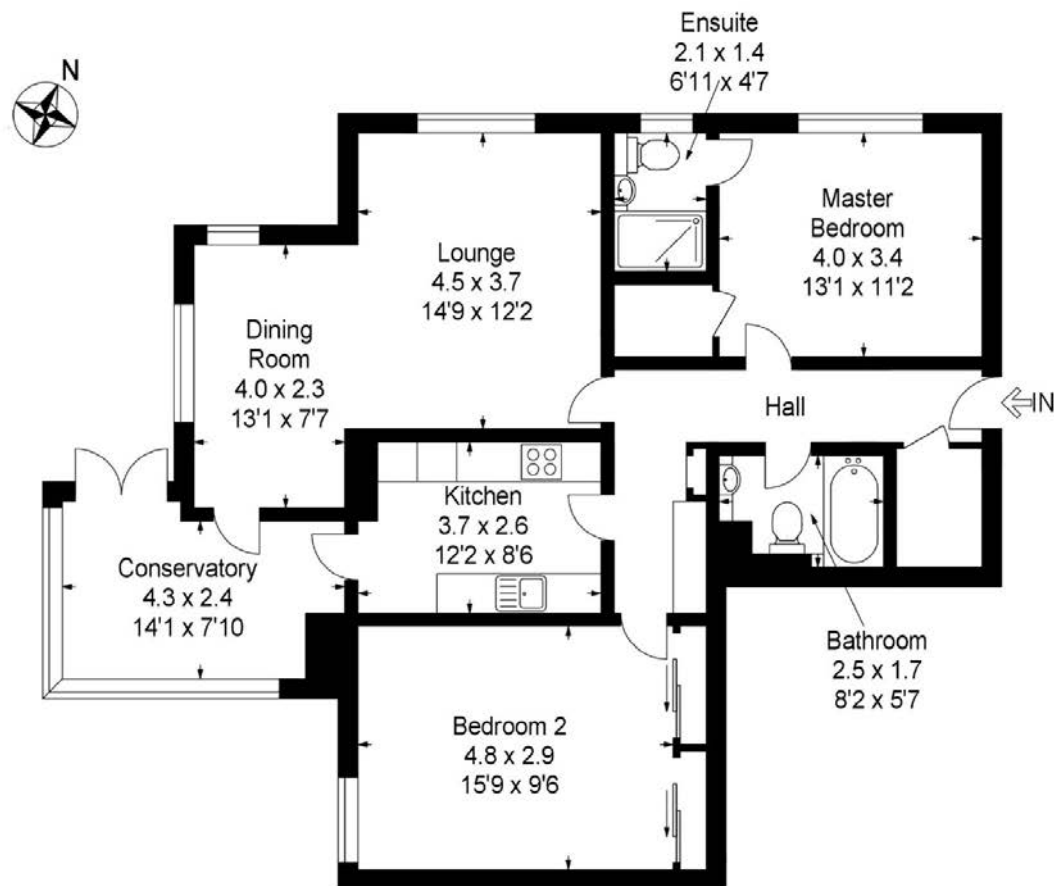
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







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. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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