



Morgans

PROPERTY

12 St Leonards Hill, Dunfermline, KY11 3AH

Offers Over £250,000





Exceptional two-bedroom apartment



Spectacular principal bedroom



Vast lounge and kitchen/dining room



Generous bathroom on upper floor



En suite to ground floor bedroom



Utility room and built-in storage



EPC Rating -



Council Tax Band -



Welcome

This exceptional two-bedroom apartment occupies the second and third floors of a prestigious address on St Leonards Hill, extending to approximately 1,415 sq ft and offering a level of space and quality rarely found in apartment living. The second floor is particularly impressive, providing a vast lounge extending to 18 feet by 15 feet, generous kitchen/dining room extending to over 21 feet, bedroom with its own private en suite, utility room and a storage cupboard. The layout is open and spacious, with the two main reception and kitchen rooms together providing outstanding space for family life and entertaining. The third floor houses a spectacular principal bedroom extending to nearly 20 feet — a truly exceptional room — alongside a generously sized family bathroom with built-in storage and a further cupboard complete this level. Built-in wardrobe storage is provided to the principal bedroom. Situated on St Leonards Hill, Dunfermline, the property further enjoys well maintained communal garden grounds, residents parking and the property is within easy reach of Dunfermline city centre, local amenities, and transport links.





EXTRAS INC. IN SALE/AGENTS NOTE

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

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.









Dunfermline

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.

Morgans Property Package

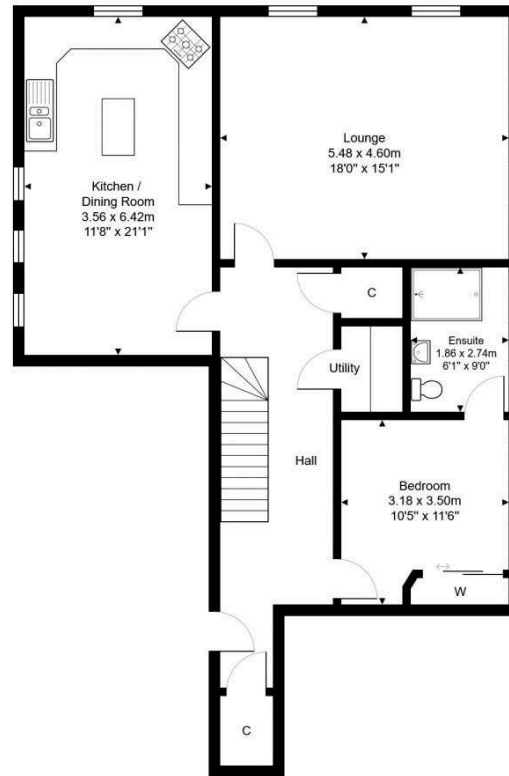
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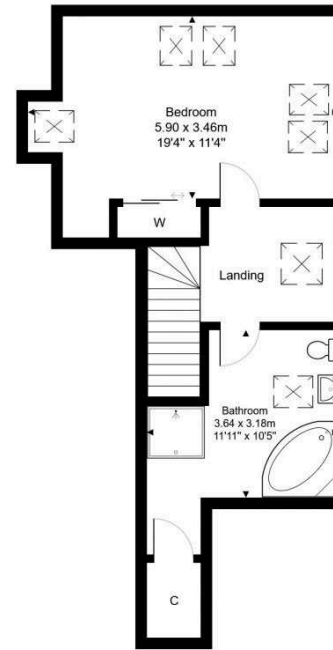
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Total Area: 131.4 m² ... 1415 ft²

All measurements are approximate and for display purposes only



2nd Floor



3rd Floor



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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.