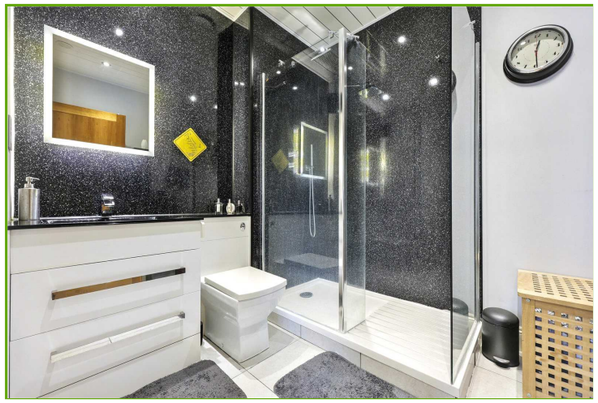
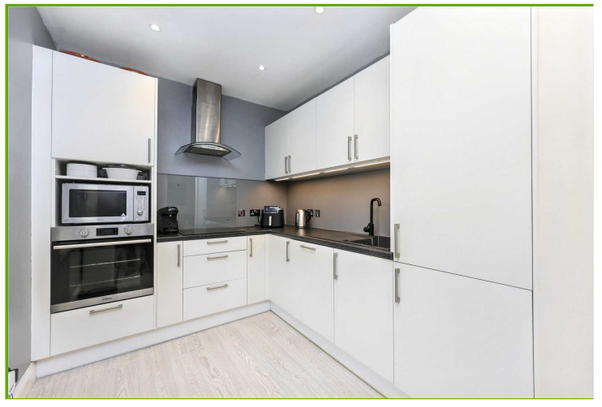




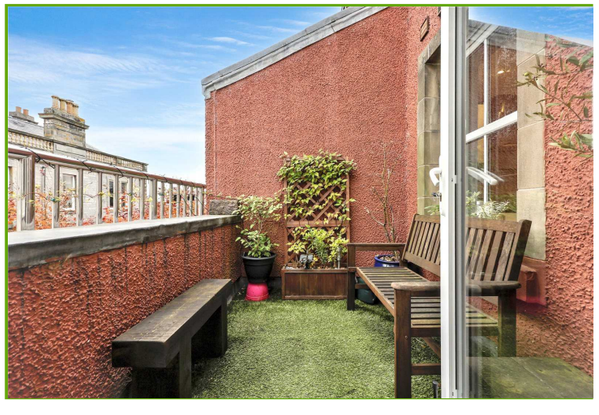












St. Leonards Hill, Queensferry Road, Dunfermline, Fife, KY11

Offers Over: £265,000

Tenure: Freehold

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St. Leonards Hill, Queensferry Road, Dunfermline, Fife, KY11

Offers Over: £265,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C

A spacious two-bedroom first-floor flat in the sought-after St Leonards Hill development. Featuring open-plan living, a modern kitchen, contemporary bathroom, en-suite, conservatory and private balcony, all within attractive communal grounds. Council Tax Band E EPC C

Description
Situated within the prestigious St Leonards Hill development in Dunfermline, this beautifully appointed two-bedroom first-floor apartment offers spacious and versatile accommodation, combining modern living with the charm and character of a historic setting.

The development is centred around an impressive Victorian mansion house dating back to approximately 1871, which was subsequently converted into residential apartments. Set within around 3.5 acres of attractive, landscaped communal grounds, the development provides a peaceful and exclusive residential environment, while remaining conveniently located for local amenities and transport links.

Internally, the property features a welcoming entrance hallway leading into a generously proportioned open-plan lounge and dining area, complemented by a modern fitted kitchen offering ample storage and worktop space.

A particular highlight is the conservatory, providing a versatile additional reception space suitable for dining, relaxing or working from home. This leads directly onto a private balcony, offering an attractive outdoor area to enjoy the surrounding setting.

The accommodation further comprises two well-proportioned bedrooms, including a spacious principal bedroom benefiting from a modern en-suite shower room. A contemporary family bathroom serves the second bedroom and guests.

The development benefits from beautifully maintained communal garden grounds, mature trees and residents' parking.

Early viewing is highly recommended to appreciate the accommodation, distinctive setting and lifestyle this impressive apartment has to offer.

Location
St Leonards Hill is a sought-after residential development set within attractive landscaped grounds in the historic city of Dunfermline, offering a peaceful setting while remaining conveniently located for local amenities.

Dunfermline, Scotland's ancient capital, boasts a fantastic range of shops, restaurants and leisure facilities, including Kingsgate Shopping Centre, Pittencrieff Park and Carnegie Leisure Centre. The city also offers a rich history, with landmarks such as Dunfermline Abbey.

Excellent transport links include nearby railway stations providing services to Edinburgh and across Fife, while the M90 motorway offers convenient access to Edinburgh, Perth and the wider central Scotland area.



For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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