



**Stevenson Marshall**  
Property & Law

**1 Comely Park**  
Dunfermline, KY12 7HU

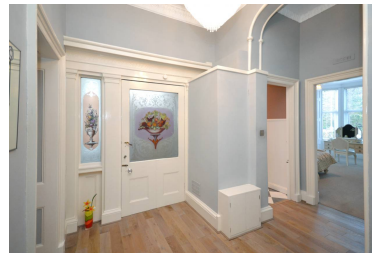
**Offers over £475,000**

# 1 Comely Park, Dunfermline

Rarely available, a stunning Victorian lower villa with many period features throughout, set within approximately 1/3 of an acre of impressive mature garden grounds (with planning permission for further dwellinghouse).

There is a flexible internal layout which includes a large entrance vestibule, reception hallway, formal bay windowed dining lounge, sitting room, luxury kitchen/open plan dining/family area, three double bedrooms (including bay windowed master bedroom), bathroom, rear hallway, shower room, utility room and staircase to maids quarter/bedroom four.

Gas central heating and double glazed windows are installed throughout and the property boasts many fine 19th century features which include, working shutters, stunning decorative ceiling cornice, picture rails, stained glass door, deep skirting, hallway archway, butler bells and original ornate fireplaces throughout.







#### Room sizes and accommodation

Entrance vestibule: 2.40m x 2.38m (7'10 x 7'10)

Reception hallway: 7.33m x 3.60m (24'1 x 11'10)

Lounge: 7.29m x 4.80m (23'11 x 15'9)

Sitting room: 4.93m x 4.23m (16'2 x 13'11)

Kitchen: 4.36m x 3.67m (14'4 x 12'1)

Dining area: 4.60m x 3.20m (15'1 x 10'6)

Master bedroom: 5.51m x 4.50m (18'1 x 14'9)

Bedroom 2: 4.96m x 3.94m (15'11 x 12'11)

Bedroom 3: 4'52m x 3.62, (14'10 x 11'11)

Bathroom: 3.36m x 1.79m (11'0 x 5'10)

Shower room: 2'56m x 1.47m (8'5 x 4'10)

Utility room: 3.46m x 2.50m (11'4 x 8'2)

#### Upstairs

Bedroom 4: 3.37m x 3.22m (11'1 x 10'7)

Store room off: 1.89m x 1.28m (6'3 x 4'2)





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The property enjoys beautiful garden grounds which extend to approximately 1/3 of an acre, with a host of mature trees, shrubs, flower beds, garden pond, charming pathways, generous patio, maximum privacy and a south facing aspect to rear, with distant views.

A triple garage is situated at the bottom of the garden and has an electric door, inspection pit and potential for development (planning permission granted for further dwellinghouse). See Fife Council website for more details. Fife council reference: 22/03630/PPP  
There is also a gated driveway to front which offers turning space and off-street parking for several vehicles.

The Royal Burgh of Dunfermline, officially granted city status by King Charles in October, is of considerable historic significance with venues such as the Royal Palace and 12th century Dunfermline Abbey, which is the final resting place of Robert the Bruce. Dunfermline boasts the outstanding facilities associated with a modern city, including a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities. The city also boasts two theatres – Alhambra Theatre and Carnegie Hall – both of which host a varied programme of live music, theatre and events. Nearby Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Bannatyne Health Club with a gym and spa, a garden world and a good selection of restaurants. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep, with woods, lochs and hiking paths all just outside the city. Schooling is catered for from nursery to secondary level and Fife College provides tertiary education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links and the M90 ensuring a swift and convenient commute into the heart of the capital. Quietly situated, the property is located in the heart of the city centre and a short walk to the railway station and city parks.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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