



**Stevenson Marshall**  
Property & Law

43 St Leonards Hill Apartments  
Queenferry Road, Dunfermline, KY11 3AH

Offers over £350,000

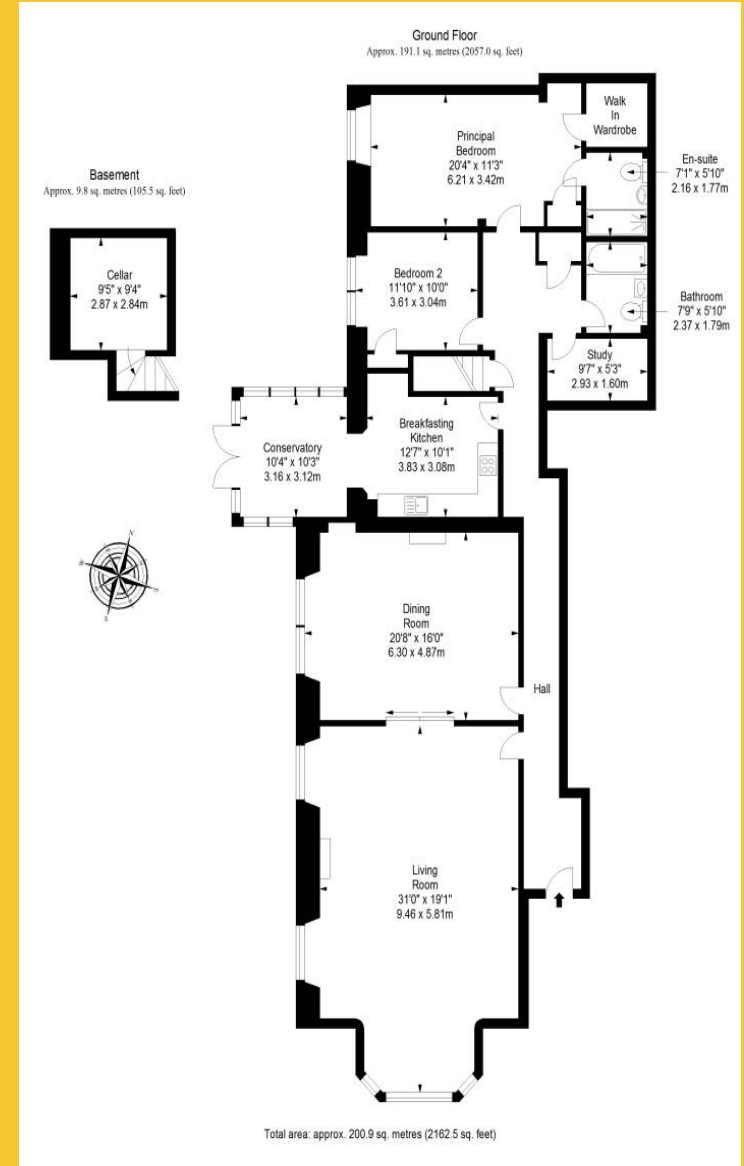
A beautifully presented ground floor apartment forming part of a stunning Victorian mansion house dating back to 1871. The property is situated within 3.5 acres of landscaped garden ground and forms part of a desirable residential development (circa 2001).

Gas central heating is installed with feature floor-to-ceiling sash and case windows and excellent storage throughout. Original Victorian features include working shutters, parquet flooring, stripped floors, decorative ceiling cornice, deep skirting, fire places, pictures rails and beautiful over-door pediments.





There is a flexible internal layout which includes large entrance vestibule, reception hallway, formal bay windowed lounge, dining room, breakfasting kitchen, conservatory, two double bedrooms, en-suite shower room, office/cloak room and bathroom. Worth highlighting is the useful wine cellar (accessed off the hallway), which offers power, light and shelving.



The property is set within impressive garden grounds, which extend to around 3.5 acres and feature idyllic southerly views, extensive lawn, many mature trees and ample visitor/resident parking. There is a rare opportunity to purchase one of the development garages by separate negotiation (garage guide price £20,000).

St. Leonard's Hill Mansion House was built in 1871 for Maria Beveridge, following the death of her husband, Erskine, founder of the St. Leonard's Works in Bothwell Street. Her son, Erskine Beveridge II, who also lived there, continued his father's work together with his younger brother Henry, expanding the works throughout the late 19th century. In 1931, the house was acquired by the College of Hygiene for £5,000 for use as living accommodation.

In 1939-40 it was extended to the north as student accommodation by John Fraser & Son, costing £50,000; however, the work was not completed as the college was moved to Aberdeen for the duration of the war. The building was then requisitioned by the Admiralty in 1950 and used as a research establishment until closing in 1995 as a result of the institution's move to Rosyth Dockyard. The C listed house was converted to apartments in 1998-99.

St. Leonard's Hill Apartments are located off Queensferry Road and approximately one mile south of Dunfermline City Centre. There are excellent local amenities within walking distance, including several local shops, popular restaurant, primary and secondary schools, railway station and Asda superstore. For the commuter, there is a fast network of roads within easy reach, including access to the M90 and Queensferry Crossing. A regular bus service operates.

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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