



44 St Leonards Hill Apartments  
Dunfermline, KY11 3AH

Offers in the region of £360,000

## *44 St Leonards Hill Apartments, Dunfermline*

A truly stunning ground floor apartment forming part of a beautiful mansion house dating back to 1870, situated within prestigious development and 3.5 acres of exclusive garden ground.

The flexible internal layout includes a lengthy hallway, dining lounge, brand new luxury breakfasting kitchen, conservatory (with French doors to private garden area and courtyard), utility room, three double bedrooms and contemporary four-piece bathroom.

Gas central heating is installed with large double glazed windows, tasteful décor, luxury deep pile carpets, flexible layout and many fine period features including, decorative ceiling coving, deep skirting, high ceilings and stunning bay windows in both the dining lounge and master bedroom.





## Room sizes and accommodation

Lounge:- 32'2 x 17'5 (9.8m x 5.31m)

B'fasting kitchen:- 16'9 x 16'5 (5.11m x 4.70m)

Conservatory :-9'10 x 6'7 (3.00m x 2.01m)

Bedroom 1:- 23'4 x 20'4 (7.29m x 6.20m)

Bedroom 2:- 17'5 x 13'9 (5.31m x 4.19m)

Bedroom 3:- 22'0 x 9'10 (6.96m x 3.)

Bathroom:- 11'10 x 9'6 (3.61m x 2.90m)

Worth highlighting are the pleasant outlooks. The professionally maintained garden grounds, which are mainly laid to lawn are surrounded by large trees and offer maximum privacy. The property boasts security entry, southerly aspect to front and ample resident parking.



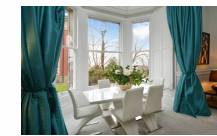
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St. Leonard's Hill Mansion House was built in 1871 for Maria Beveridge, following the death of her husband, Erskine, founder of the St. Leonard's Works in Bothwell Street. Her son, Erskine Beveridge II, who also lived there, continued his father's 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 flats 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 or Facebook page.

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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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