



Stevenson Marshall
Property & Law

46 St Leonards Hill Apartments
Dunfermline, KY11 3AH

Offers over £340,000

46 St Leonards Hill Apartments

This most impressive maisonette apartment forms part of a prestigious development (2001), centred around a beautiful mansion house which dates back to around 1870.

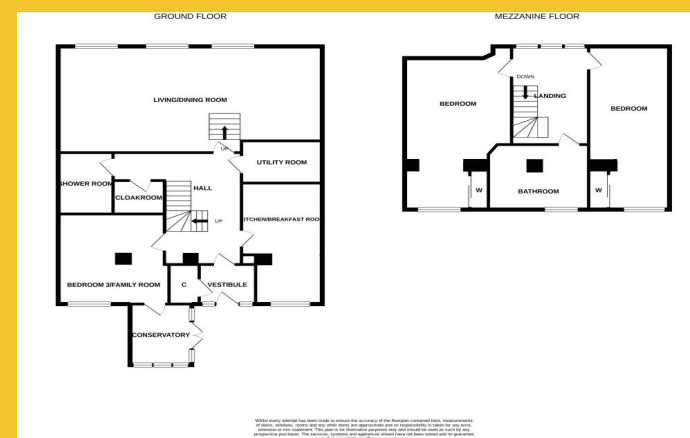
The flexible accommodation over two floors include an entrance vestibule, reception hallway (with feature open plan staircase to mezzanine level), stunning formal lounge/dining area (with three floor to ceiling double glazed windows), luxury dining kitchen (with appliances), contemporary shower room, utility room, sitting room, conservatory, upper landing (with mezzanine level overlooking formal lounge/dining area), two large double bedrooms and attractive four piece family bathroom.

Gas central heating is installed with double glazed windows, excellent storage, quality flooring, tasteful décor, security entry and many fine features throughout.





Entrance vestibule
 6'10 x 6'9 (2.08m x 2.05m)
 Reception hallway
 17'6 x 8'4 (5.34m x 2.56m)
 Formal lounge/dining area
 32'8 x 16'9 (9.96m x 5.11m)
 Dining kitchen
 17'3 x 9'6 (5.26m x 3.44m)
 Shower room
 8'8 x 7'10 (2.65m x 2.38m)
 Utility room
 9'3 x 5'10 (2.82m x 1.78m)
 Sitting room
 13'8 x 12'7 (4.17m x 3.84m)
 Conservatory
 12'11 x 8'11 (3.94m x 2.72m)
 Mezzanine level
 Bedroom 1
 21'10 x 13'6 (6.65m x 4.11m)
 Bedroom 2
 22'9 x 9'8 (6.95m x 2.95m)
 Four piece bathroom
 13'6 x 11'7 (4.10m x 3.53m)



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The property is set within beautiful garden grounds, which extend to around 3.5 acres and feature stunning southerly views and many large trees. Ample off street parking is located to front.

There is a variable factoring charge payable quarterly to the nominated factors: This charge covers the common areas including the stairwells and the grounds and also includes buildings insurance. In addition, the factors organise any necessary communal repairs and bill them alongside the regular factoring charge.

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 restaurants, 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.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.



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.



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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