

# 10 Comely Park

Dunfermline, Fife, KY12 7HU





# Welcome to 10 Comely Park, Dunfermline



Situated in Dunfermline, this traditional, six-bedroom, stone-built semi-detached villa is an exceptional family home that offers substantial accommodation for luxury lifestyles.

It has been extended and fully upgraded to impeccable standards, boasting ultra-modern interior design alongside well-retained period features and high-specification fixtures and fittings. It has an outstanding finish throughout, and is an exclusive, one-of-a-kind property that offers the very best in contemporary living.



## Property Summary

- Traditional, stone-built, semi-detached villa
- Extended & fully upgraded throughout
- Covering over 4,977 square feet including garages & stores
- Set in the Dunfermline conservation area
- Ultra-modern interior design throughout
- High-specification fixtures & fittings
- Well-retained period features
- Vestibule & reception hall with WC
- South-facing living room with log-burning stove
- South-facing formal dining room with working fireplace
- Large home office/reception area
- Open-plan breakfasting kitchen/dining/family room
- Bespoke integrated kitchen by Tom Howley
- Well-appointed laundry room & porch
- Principal suite with dressing room & luxurious 5pc en-suite bathroom
- Five additional king-size bedrooms
- Two top-quality family bathrooms
- Fully-enclosed landscaped gardens
- Secure triple garage with two stores
- Gas central heating & underfloor heating
- Mix of double & single-glazed windows
- The property is protected by CCTV



# Ultra-modern interior design throughout

Inside, a naturally-lit vestibule and reception hall, laid with an Italian porcelain floor, immediately establish the luxurious credentials of the property, providing a chic WC and a tantalising glimpse of the accommodation to follow.



# South-facing living room

with log-burning stove

The living room is on the left, catching the eye with its suave décor and neat wall panels that create a mural for artworks. Lavish cornice work and a ceiling rose emphasise the lofty dimensions, alongside a south-facing bay window (with working period shutters) and a stunning period fireplace inset with a log-burning stove.





Next door, a formal dining room provides a delightful setting for lively dinner parties; it also features a south-facing aspect, working period shutters, and intricate cornice work and ceiling rose, as well as a working fireplace. Furthermore, there is a large home office (with a feature fireplace and display cabinet) that has the versatility to be used as additional reception space.



# The extraordinary open-plan kitchen, dining and family room

The centrepiece of the home is the extraordinary open-plan kitchen, dining and family room, which is lit by a skylight and full-height glazing, including an oversized sliding door to the garden. It beautifully incorporates a family sitting area around a multi-fuel stove, a casual dining space, and the kitchen itself, which is organised around a central island with a breakfast peninsula.



# High-specification intergrated kitchen



Part of the bespoke Devine collection by prestigious British designers, Tom Howley, this high-specification kitchen is handcrafted with the highest quality materials. Furthermore, it is generously appointed with elegant cabinetry and deluxe Dekton worktops from Cosentino, housing high-end integrated appliances. Additional sinks, storage, and worksurfaces are also available in a well-appointed laundry room, with a clothes pulley, and a rear porch, with an integrated wine fridge.

# The first-floor bedrooms

The home's six bedrooms are split equally on the first and second floors, each room a large king-size space that continues the standards found throughout. On the first floor, three bedrooms are just off a bright galleried landing with walk-in storage.



These include two bedrooms with built-in wardrobes and the impressive principal suite, which features a south-facing bay window and a handsome fireplace with a wood-carved mantelpiece.





# Principal suite

with dressing room & luxurious 5pc en-suite bathroom

In addition, the principal bedroom further boasts a dressing room, with mirrored wardrobes, and a luxurious en-suite bathroom, with a five-piece suite comprised of twin washbasins, a toilet, a double-walk-in rainfall shower, and a double-ended freestanding bathtub.



# The second-floor bedrooms

The three remaining bedrooms are on the second level, extending off a naturally-lit landing that has a stylish glass floor to allow light to flow throughout the home. Two of these bedrooms (one with a large dressing room) enjoy dormer windows that frame lovely elevated views, whilst another has a built-in mirrored wardrobe. Conveniently, there are also two family bathrooms (one with an overhead shower) that serve the first and second floors, respectively. The property has gas central heating and underfloor heating in the kitchen extension, rear porch, and both first-floor bathrooms, alongside a mix of double-glazed windows and traditional (single-glazed) sash windows.





# Fully- enclosed landscaped gardens

Externally, it is flanked by large fully-enclosed gardens that have been landscaped for all occasions. To the south-facing front, there is a sweeping lawn and a stone bay, which capture the morning and afternoon sun. The rear garden, on the other hand, has a low-maintenance design that is tiered, featuring attractive paving, an artificial turf, and a sheltered hot tub area – it is a perfect haven for summer social events and alfresco dining. Accessed from here, there are two stores for creative use and a secure triple garage.



Disclaimer: 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.

EPC Rating - TBC | Council Tax Band - G

Extras: all fitted floor and window coverings, integrated kitchen appliances (induction hob with built-in extractors, teppanyaki grill, two Miele ovens and warming drawer, fridge/freezer, double fridge, dishwasher, and wine fridge), and a HotSpring hot tub to be included in the sale.



# Dunfermline, Fife

outstanding facilities &  
considerable historic significance

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. Alongside its rich heritage, 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 town. 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.



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