



**Stevenson Marshall**  
Property & Law

21 St Leonards Hill Apartments  
Dunfermline, KY11 3AH

Offers in the region of £199,995

## 21 St Leonards Hill

This most impressive first floor luxury apartment forming part of a prestigious development (2001), centred round a beautiful mansion house, which dates back to around 1870.

There is a superb internal layout which includes a large reception hallway, stunning lounge (with open plan dining area, contemporary breakfasting kitchen and feature steps to hallway), access to two double bedrooms, master en-suite, modern bathroom and utility room.

Gas central heating is installed with large feature windows throughout, excellent storage, quality flooring and tasteful decor.







## Room sizes and accommodation

Entrance hallway

Lounge/dining room

7.36m x 6.27m (24'1 x 20'7)

Open plan breakfasting

4.72m x 3.21m (15'6 x 10'6)

Bedroom 1

5.65m x 3.40m (18'6 x 10'10)

En-suite

3.25m x 1.35m (10'8 x 4'5)

Bedroom 2

3.84m x 2.86m (12'7 x 9'5)

Bathroom

3.20m x 2.74m (10'6 x 9'1)

Utility room

1.93m x 1.10m (6'4 x 3'7)

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



## 21 St Leonards Hill Apartments

Worth highlighting is the pleasant outlook and professionally maintained garden grounds, which are mainly laid to lawn and surrounded by large trees. The property boasts security entry and ample resident parking.

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.



### 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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