



**Stevenson Marshall**  
Property & Law

**1 Comely Park PLOT**  
Dunfermline, KY12 7HU

**Offers over £100,000**

# 1 Comely Park PLOT, Dunfermline

Rarely available, a generous elevated plot situated in the heart of Dunfermline City Centre, forming part of a desirable conservation area.

Planning permission in principle is granted for a contemporary dwellinghouse, with impressive southerly views, mature garden grounds and ample parking.

Floor area of proposed dwellinghouse (including two storey section):- 140 sq. m

Plot size (including existing triple garage and parking):- 452 sq. m

Directions: The plot is accessed off the bottom of the New Row. Before Edmond Place on the right hand side, turn left up the access road, which leads to Comely Park Mews on the right and the plot straight ahead. There is a triple garage situated on the eastmost side of the plot. The access road up to the turning head and the green areas are adopted by Fife Council.

Comely Park is a long established and highly sought after residential area enjoying an attractive and convenient setting, within walking distance of Dunfermline Railway Station, City Centre, Alhambra Theatre and Carnegie Hall. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Kincardine Bridge and Forth Road Bridges. Viewing by appointment only, please contact Stevenson & Marshall on 01383 721141. Relevant planning documents and site plans are available upon request from Stevenson and Marshall, or online via Fife Council Planning pages. Council reference:- 22/03630/PPP



## 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 team 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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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.