



Stevenson Marshall
Property & Law

Abbeyfield, Seath House
5 Transy Place, Dunfermline, KY12 7QN

Offers over £475,000

5 Transy Place, Dunfermline

Rarely available, a substantial detached villa with self-contained one bedroom apartment to rear.

Until recently, the premises operated as sheltered housing facilities. The layout remains unchanged and the property will be sold as seen. Accommodation over two floors comprises: entrance vestibule, reception hallway, two public rooms, catering/dining kitchen, utility room, two bedrooms, WC/cloaks, bathroom and inner hallway leads to a self contained one bedroom apartment. On the upper floor there are five bedrooms, with four en-suite shower rooms.

Floor area:373.8 square meters (4023 square feet).





The property benefits from gas central heating and double glazed windows throughout, which include traditional bay windows. There are many period features, a flexible layout, excellent storage and pleasant outlooks. The roof was fully renewed in 2023.



Planning permission for change of use to a residential dwellinghouse may be required. This will be up to prospective purchasers to investigate .



5 Transy Place, Dunfermline

There are neat gardens to front, side and rear which feature a host of flower beds, shrubs, pathways, lawn and mature trees. The summer house to rear is included in the sale price.

Transy Place forms part of a long established and desirable residential area enjoying an attractive and convenient setting within walking distance of railway station, Dunfermline City Centre, public parks 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 Queensferry Crossing. Transy Place is located within a conservation area.

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 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.