



**Stevenson Marshall**  
Property & Law

**47 St Leonards Hill Apartments**  
Dunfermline, KY11 3AH

**Offers over £280,000**

# 47 St Leonards Hill Apartments

A most impressive main door maisonette apartment forming part of a prestigious development, centred around a beautiful mansion house dating back to 1870.

Accommodation over two floors comprises: reception hallway (with feature open plan staircase to mezzanine level), stunning formal lounge/dining area (with three superb floor to ceiling double glazed windows), dining kitchen, downstairs bedroom, bathroom, utility room, upper landing (with mezzanine balcony overlooking formal lounge/dining areas), two double bedrooms and master ensuite.

Gas central heating and double glazed windows are installed throughout. There is excellent storage, fresh décor, flexible layout, quality lighting, security entry system and pleasant outlooks.





## Accommodation and room sizes

### Entrance hallway

Downstairs bedroom 4.28m x 2.39m (14'0 x 7'10)

Bathroom 2.04m x 1.79m (6'8 x 5'10)

Utility room 2.18m x 1.63m (7'2 x 5'4)

Dining kitchen 4.26m x 3.43m (13'11 x 11'3)

Formal lounge/dining area 8.26m x 4.06m (27'1 x 13'4)

Upper landing with mezzanine balcony

Master bedroom 5.11m x 4.45m (16'9 x 14'7)

Master en-suite 2.06m x 1.63m (6'9 x 5'4)

Bedroom 2: 6.69m x 2.75m (21'11 x 9'0)



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There is a small private south facing terrace to front and the property is surrounded by communal landscaped garden grounds, which extend to around 3.5 acres and feature extensive lawn, southerly views, many mature trees and ample visitor/resident parking. There will be an opportunity to purchase one of the development garages by separate negotiation.

There is 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 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 close by.

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.