

maloco
mowat
parker

Solicitors & Estate Agents

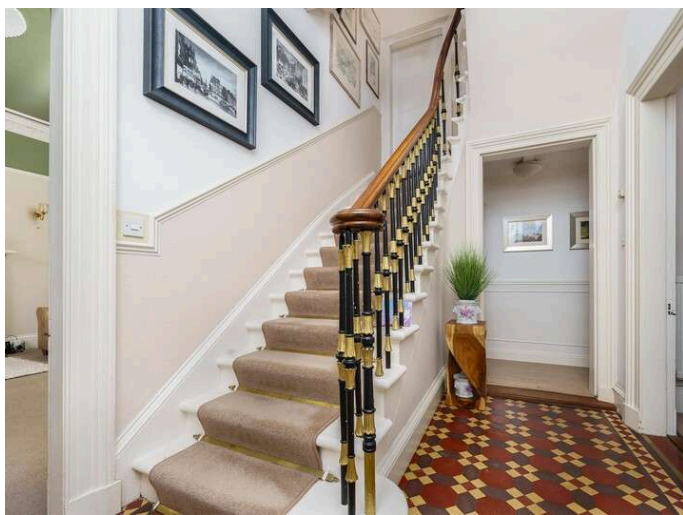
1

Park Avenue, Dunfermline, KY12 7HX



Working harder for you

This has been a great house to entertain in over the last 20 years. Its past 130 year history often being a topic of conversation, having variously been a Manse, a dance studio, in the what is now the dining room and a Vets surgery.



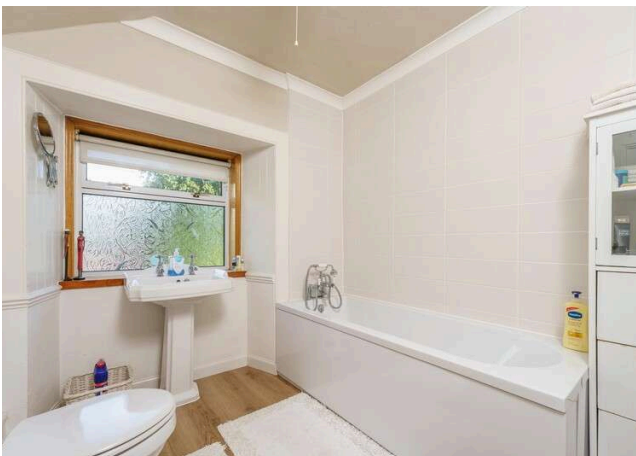
5 bedrooms



2 public



2 bathrooms



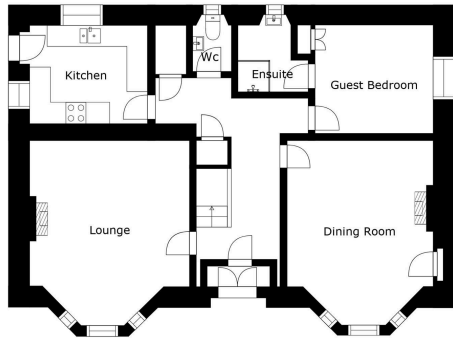
- + An exceptional stone villa built circa 1890 and located within one of Dunfermline's most prestigious addresses
- + A stunning wealth of features, including original tiled floors within the hallway, deep decorative corncing, ceiling rose and fireplace
- + Minutes walk from Dunfermline's High Street offering various amenities including shops, restaurants and bars. Green spaces on the doorstep including Dunfermline's Public Park and Pittencreeff Park, gifted to the city by famous philanthropist Andrew Carnegie. Additional amenities outside the city centre include Fife Leisure Park with various coffee shops, leisure facilities and a ten screen cinema
- + Five minutes walk from Dunfermline Railway Station with a regular service to Edinburgh. Bus station within the city and Park and Ride facilities in nearby Halbeath and Inverkeithing with services to Edinburgh Airport
- + Double doors give access to the entrance hall with original tiling.
- + Large living room with bay window, traditional corncing and ceiling rose. Beautiful, formal dining room with moulded corncing and bay to the front
- + Bedroom on the ground floor with built in wardrobes and en suite shower room with WC and wash hand basin
- + Kitchen to the rear of the home comes with a good range of storage options, room for appliances and access out onto gardens
- + Mezzanine level with family bathroom and landing leading to the first floor
- + Four bedrooms on the first floor offering fantastic southerly aspects
- + Lovely, well-maintained gardens to the rear, fully enclosed with double garage and gated access via driveway
- + A fantastic opportunity to live within one of Dunfermline's most sought after residential addresses and viewing comes highly recommended.



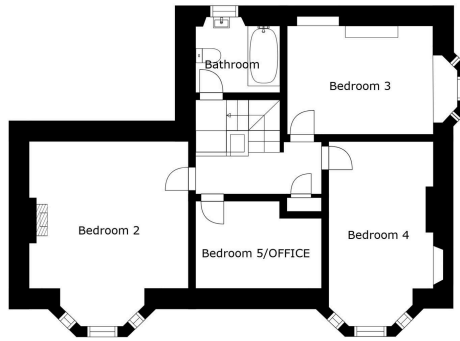




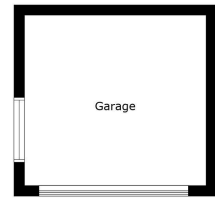




Ground Floor



First Floor



Garage



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Lounge	5.30 m x 4.60 m / 17'5" x 15'1"	Bedroom 3	4.30 m x 3.30 m / 14'1" x 10'10"
Dining Room	5.30 m x 4.20 m / 17'5" x 13'9"	Bedroom 4	4.30 m x 3.00 m / 14'1" x 9'10"
Kitchen	3.40 m x 2.80 m / 11'2" x 9'2"	Bedroom 5/Office	3.70 m x 2.50 m / 12'2" x 8'2"
Guest Bedroom	3.50 m x 3.50 m / 11'6" x 11'6"	Bathroom	2.30 m x 2.20 m / 7'7" x 7'3"
Bedroom 2	5.10 m x 4.60 m / 16'9" x 15'1"		



Sharing is caring!

6/8 Bonnar Street,
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

espc

W: maloco.co.uk