13 Abbey Park Place, Dunfermline, Fife, KY12 7PT.

Offers in the region of £400,000.
**Particulars of Sale**

A “C” listed Victorian villa (previously used as offices) offering a range of development options in a prime town centre position with mature south facing gardens.

Approximately 0.75 acres (0.30 Ha).

**DIRECTIONS**

From Dunfermline town centre travel down the New Row. Turn first right onto Canmore Street and first left onto Abbey Park Place. Number 13 is set on the left hand side.

**SITUATION**

Abbey Park Place is a popular setting providing immediate access to all the amenities of Dunfermline town centre. There is good local schooling within walking distance comprising Commercial and St Margarets Primary Schools and Dunfermline and St Columba’s High Schools. Dunfermline Rail Station is within 500 yards of the plots providing access to the private schools of Edinburgh and there is also a bus service for pupils to Dollar Academy, Dollar.
Dunfermline is an historic Royal Burgh, once the ancient capital of Scotland and famous for its Abbey and Royal Palace. The town centre amenities include excellent shopping facilities, banks, post office, bars, restaurants, professional offices, churches, parks and an array of leisure facilities.

The subjects are ideally placed for fast commuting to the major towns and cities of Scotland with superb road links and frequent train services from Dunfermline Rail Station.

The respective mileages to the main centres are Edinburgh Airport 14 miles, Edinburgh City Centre 18 miles, Stirling 23 miles, Perth 28 miles and Glasgow 39 miles.

**GENERAL DESCRIPTION**

Originally a superb Victorian home of generous proportions offering a range of potential uses. The subjects were most recently used as professional offices, but are suitable for re-instatement as a residential dwelling or a development opportunity subject to the required consents.

The property dates from 1860 and is of traditional stone and slate construction. Between 1949 and 1973 it was the main Dunfermline Police Station and since then has been offices for Fife Council. The subjects have consent for Class 4 office use.
The accommodation is formed on 3 levels and can be summarised as 14 rooms, 5 toilets, a kitchen, 3 lower ground floor store rooms and a boiler room. The property would readily convert to a residential dwelling subject to the required consents with potential for 5 public rooms and 6 bedrooms on the 2 main floors, with scope for a self contained flat or additional accommodation on the lower ground floor. There is a gas fired central heating system with a separate boiler room.

There is an array of original features still intact within the subjects including bay windows, cornices, decorative plasterwork and original wood facings.

The property does require modernisation and remedial works for use as offices or as a principal dwelling.

Outside the property enjoys substantial walled grounds extending to 0.75 acres (0.30 Ha). There is scope for residential development in the rear grounds subject to the required consents. The gardens are mainly in grass with some young trees and boundary shrubs.

There is a block of 6 garages of brick construction in the rear grounds which overall measures 17.38m x 5.80m.

**GENERAL INFORMATION**

**ENERGY PERFORMANCE CERTIFICATE**

The property is rated as D (60).

**RATEABLE VALUE**

The rateable value is £51,000.

**VIEWING**

By appointment through the joint selling agents. Contact Baird Lumsden 01786 833800 & DM Hall Commercial 01383 621262.

**LOCAL AUTHORITY**

Fife Council, Fife House, North Street, Glenrothes, KY7 5LT. Tel 08451 550000.

Particulars prepared April 2015.
PARTICULARS AND MISREPRESENTATION

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