



PILMUIR STREET DUNFERMLINE | OFFERS OVER £395,000

0800 999 1565

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

**AR**<sup>TM</sup>  
**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS





# PILMUIR STREET

## DUNFERMLINE

£395,000

Just Sold! Similar Properties Required.

Looking for an exceptional development opportunity with full planning in the heart of Dunfermline?

At AMAZING RESULTS!™ Commercial we are delighted to offer to the market an exciting and rarely available development opportunity in the heart of Dunfermline that includes a substantial C-Listed 3 storey stone-built former hotel and Johnson's nightclub/amusement arcade with full planning for 7 flatted dwellings.

The extent of the properties and grounds extends to approximately 0.24 of an acre which presents a rare and unusual development opportunity for either Residential and/or Commercial as a whole, or in part.

### DESCRIPTION

The subjects 'For Sale' comprise the former stone-built C-Listed 3 storey hotel & more recently Johnson's nightclub/amusement arcade at no's 6-8 with full planning for change of use for the first floor and second floor level accommodation to form 7 flatted dwellings. Currently with commercial use, the entire Ground Floor of the building could readily be converted into additional flatted accommodation (subject to planning). In addition there is a generous dedicated parking area to the rear of all the buildings with access off Carnegie Drive and offers further extensive development potential.

A prime development site suitable for a variety of uses and the perfect location for potential residential, commercial and/or leisure opportunities of likely interest to wide range of investors, builders and developers. The principle building at 6-8 Pilmuir Street is a C-Listed stone built 3 storey property with the Ground Floor (approx 3,411 sq ft), Mezzanine (approx 831 sq ft) and First Floor (approx 3,545 sq ft). The 2nd Floor comprises some 8 rooms with bathrooms and small stores currently in an uninhabitable condition.

In addition to the above, there is a rare, uniquely beneficial and generous secure car parking area entered from Carnegie Drive. Not your average development opportunity! Cannot fail to impress. For further information and appointment to view, please call Colin Jenkins today. Phone Before It's Sold! 01383 699000.

The planning reference is 21/00662/FULL.

### LOCATION

The subjects occupy a superb city centre location in Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities including the principal bus station on Queen Anne's Street and educational establishments associated with a modern City. Dunfermline mainline railway station offers regular and direct services to

Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

With recent developments in the area seeing Dunfermline benefitting from unprecedented levels of regeneration and investment. Miller Homes 'Victoria Mills' are developing a mix of new build and conversions directly to the north the subjects, the re-opening of the Carnegie Leisure Centre following a £20m+ refurbishment and the opening of a new Tesco superstore across the road from the site.

### VIEWING

Viewing by appointment. Please call your local Professional Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. AMAZINGRESULTS.com.

Every day from 8am to 8pm.

### LOOKING TO SELL YOUR COMMERCIAL PROPERTY?

We are confident that when you work with us that you will agree that we are different from other Estate Agents.

Find out the sale value of your commercial property, business or land today. Arrange a date and time today for one of our experienced Commercial Agents to visit and provide the most accurate valuation, with no obligation. You can book a free market appraisal now. It will only take a couple of minutes at AMAZINGRESULTS.com. 0800 999 1565.

AMAZING RESULTS!™ - The Experts In Commercial Property.









**Colin Jenkins**

Founder/Professional Estate Agent

0800 999 1565 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



rightmove

Zoopla

s1homes.com

PrimeLocation.com

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.