

PILMUIR STREET DUNFERMLINE | OFFERS OVER £395,000 0800 999 1565 www.AMAZINGRESULTS.com







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 Carmegie 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 Camegie Drive. Not your average development opportunity! Cannot fail to impress. For further information and appointment to view, please call Colin lenkins 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.

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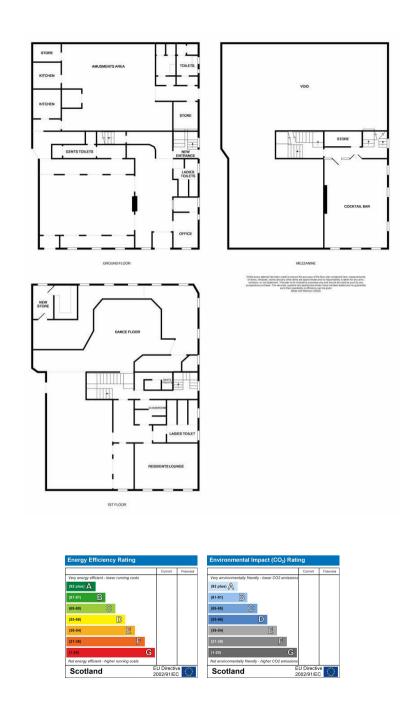
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