



PILMUIR STREET DUNFERMLINE | OFFERS OVER £675,000
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THE PROFESSIONAL ESTATE AGENTS



PILMUIR STREET

DUNFERMLINE

£675,000

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. There's also a superb 3 Bedroom Double Upper Flat, large ground floor store, shared courtyard areas as well as a 1,075 sq ft shop and generous secure car parking area included in the sale.

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 (subject to planning consents) as a whole, or in part.

DESCRIPTION

Not your average development opportunity.

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. A fully refurbished 3 Bedroom Double Upper flat at number 10, a substantial ground floor store at number 12, shared courtyard areas and shop at number 14, all at Pilmuir Street, Dunfermline. 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 en-suite, bathrooms and small stores currently in an uninhabitable condition.

Number 10 Pilmuir Street is a superb walk-in condition Double Upper Flat that as been recently completely refurbished and attractively modernised comprising a small courtyard entrance, hall, lounge, kitchen/dining, 3 bedrooms, box rooms and bathroom with 4-piece suite.

Number 12 is currently a Ground Floor Store (approx 338 sq ft) with frontage to Pilmuir Street.

Number 14 Pilmuir Street is a shop premises incorporating sales, stores, staff and toilet areas (approx 1,075 sq ft).

In addition to the above, there is a rare, uniquely beneficial and generous secure car parking area entered from Carnegie Drive backing onto No's 6-8/10/12 via an inner courtyard and also a rear exit and delivery door to No.14. The extent of the properties and grounds extends to approximately 0.24 of an acre which presents a rare and unusual development opportunity as a whole, or in part. Cannot fail to impress. For further information and appointment to view, please call Colin Jenkins today. Phone Before It's Sold! 01383 699000.

LOCATION

The subjects occupy a superb city centre position in Scotland's historic capital 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.

Dunfermline is located approximately five miles from the Queensferry Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and via Kincardine Bridge to Stirling, Glasgow and the West. Dunfermline is a bustling city with a good road and rail network making it one of the most accessible towns in central Scotland. Within walking distance of the subject site is the city's principal bus station on Queen Anne's Street and a full range of shops, leisure facilities 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.

VIEWING

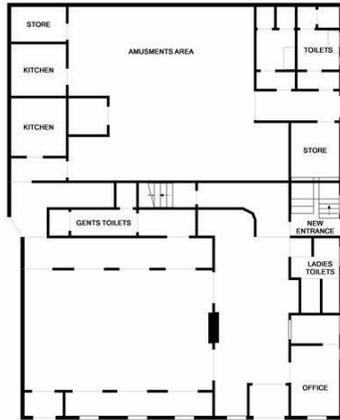
Would you like to see this Commercial/Development opportunity? Make an appointment with Colin Jenkins, your local Professional Estate Agent. 01383 699000 | 07977 170505.

Every day from 8am to 8pm.

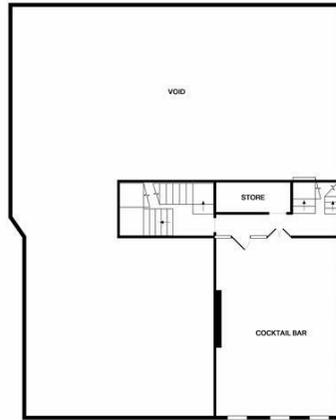
ASK FOR A FREE PROPERTY APPRAISAL

Discover the true value of your commercial property, business or land right now! Call Colin Jenkins, your local Professional Estate Agent. 01383 699000 | 07977 170505. Request a free assessment and market analysis. You can also book a free appraisal online.

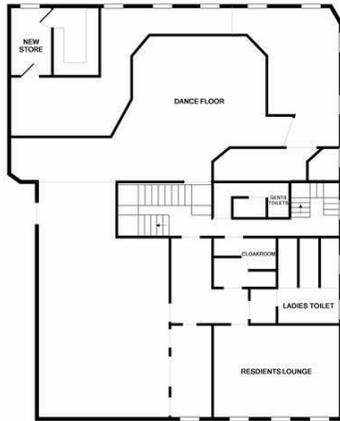
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GROUND FLOOR

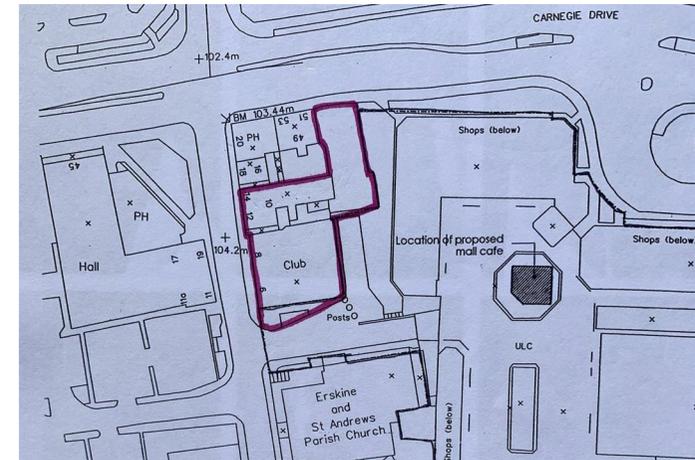


MEZZANINE



1ST FLOOR

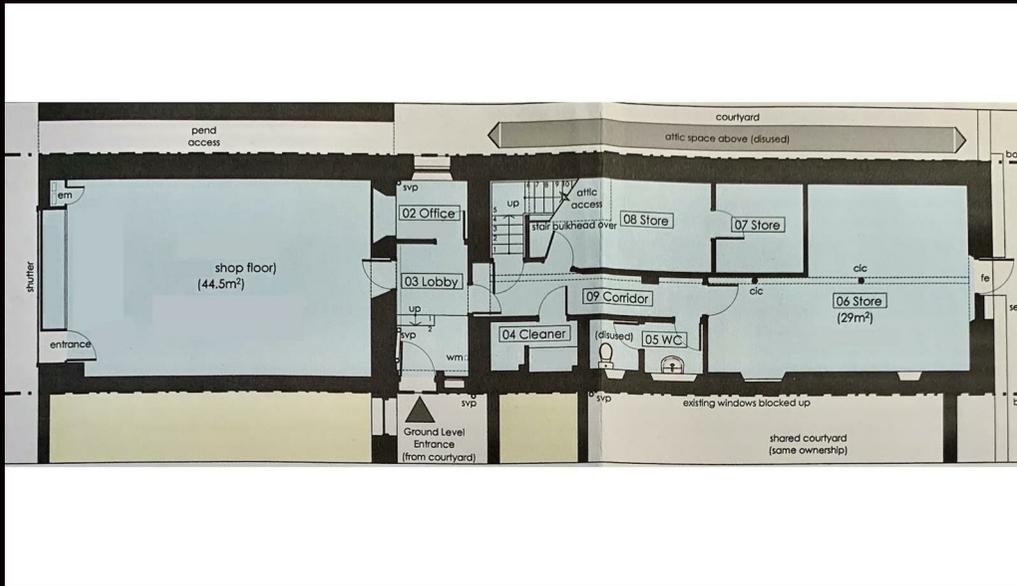
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used in conjunction with any property purchase. The agents have no liability for any errors or omissions. Made with Metaphor 02020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC		

To view this property call Colin Jenkins on 0800 999 1565



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 Founder/Professional Estate Agent

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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.

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