



Morgans

PROPERTY

9 Pitreavie Castle, Dunfermline, KY11 8FX

Offers In The Region £250,000











A rare opportunity to acquire a unique upper villa apartment within Pitreavie Castle which is a Category A Listed Building built in the early 17th Century and sits in approx four acres of grounds between Rosyth and Dunfermline. The Castle has been painstakingly converted into superb apartments in recent years. The accommodation is stylish throughout and a credit to the present owners. The property briefly comprises entrance vestibule leading to a hugely impressive sweeping carpeted staircase. The entrance to the apartment is on the upper level and briefly comprises internal hallway leading to the accommodation of kitchen, lounge, two bedrooms and family bathroom. Turret stairwell takes you to the principal bedroom with en-suite. The property further benefits from communal grounds surrounding the castle incorporating woodland, lawns, ponds and a summer house. Two allocated parking spaces and visitors parking. A ten minute walk or short drive to Rosyth Railway Station provides direct access to Haymarket Station in the heart of Edinburgh within 30 minutes.







## LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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 across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds and bathroom together with integrated appliances and shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.





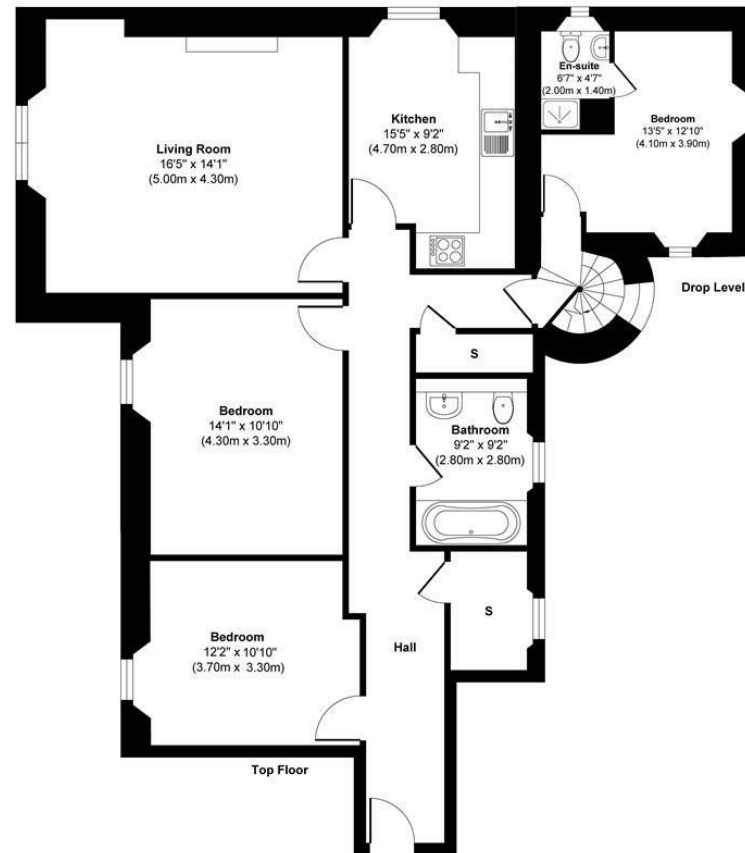












This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

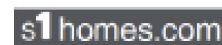


**SOLICITORS | PROPERTY**

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.