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**11 PITREAVIE CASTLE
CASTLE DRIVE
DUNFERMLINE**

This superb second (top) floor apartment forms part of the impressive Pitreavie Castle which is without doubt one of Fife's finest country houses

Main entrance hall, reception hallway, sitting room, kitchen, 2 double bedrooms and large bathroom.

Approximately 6 acres of shared gardens, parkland and woodland

Fixed Price £210,000



GENERAL DESCRIPTION

This superb second (top) floor apartment forms part of the impressive Pitreavie Castle which is a magnificent country house, positioned on the south side of Dunfermline. The castle was initially built on land gifted by King Robert the Bruce to his sister in 1340. The castle's transformation from fortress to country home started in 1615. The apartment enjoys a superb outlook over the extensive shared garden grounds of some 6 acres that are made up of woodland, lawn and ponds. Steeped in history, the Castle has undergone some extensive remodeling over the years including the most recent which converted it into six luxury apartments. Internally there is a blend of original features with stylish modern fixtures and fittings. Rarely available on the open market, a distinctive home of broad appeal to a professional client seeking an out of the ordinary apartment in a peaceful tranquil location away from city life yet within easy reach of the Forth Road Bridge and Edinburgh City Centre.

SITUATION

The Castle forms part of The Pitreavie Estate to the south of Dunfermline Town Centre and is within easy reach to a both retail and leisure parks where there is a large Tesco Store, a Health Club, an Odeon cinema complex and a variety of restaurants. The town of Dunfermline itself is situated 5 miles from the River Forth estuary and the well known Forth Road and Forth Rail Bridges. Dunfermline is an expanding town and has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. Rosyth rail station with direct access to Edinburgh is within easy walking distance. Primary and secondary education establishments are available within easy reach as are the impressive Pittencrieff Park and the Pitreavie Golf Course.





ACCOMMODATION

(All Sizes Approximate)

MAIN ENTRANCE HALL

The building is accessed from the rear via an impressive shared entrance hall with vestibule and handsome staircase leading to the upper landings. Displays many features including coving, stained glass windows, mosaic and parquet flooring.

ENTRANCE / RECEPTION HALLWAY

The reception hall is gained via a lower entrance hall off the first floor landing. There are two sets of stairs leading to the reception hall and gallery which have cupboard off, window to the rear and door to the rear hall.



SITTING ROOM

16'6" x 14'5" (5.03m x 4.39m)

This fabulously bright room has large cupola and front facing window enjoying an attractive outlook over the garden grounds and towards the Pentland Hills. Displays feature fireplace with door to the kitchen.

KITCHEN

13'6" x 7'0" (4.11m x 2.14m)

This room has front facing window enjoying an attractive outlook. The room displays a range of modern units with worktop and sink. Door off leads to the gallery which overlooks the reception hall.

REAR HALL

The rear hall is situated off the reception hall and gives access to all remaining rooms. Window to the rear and storage cupboard off.



BEDROOM 1

15'7" x 14'4" (4.74m x 4.37m)

The property's master bedroom is a large double with front facing window enjoying open aspects over the garden grounds and has open shelved recess.

BEDROOM 2

12'1" x 10'2" (3.69m x 3.10m)

This double bedroom has gable end window overlooking the garden grounds and surrounding countryside.

BATHROOM

13'9" x 12'9" (4.18m x 3.90m) (at widest point)

This fabulous bathroom has rear and gable end windows enjoying an open outlook. The room features a stylish four piece suite in classic white comprising; WC, wash hand basin, high end roll top bath and enclosed shower tray with mains shower over. Displays dado paneling, fireplace, heated towel rail and tiled flooring.





HEATING

The property has gas central heating.

GARDEN GROUNDS

The property lies in approximately 6 acres of delightful wooded grounds, parkland and lawns. The gardens benefit from south facing aspects towards the Forth Rail and Road Bridges with the Pentland Hills beyond.

PARKING

The property has two allocated parking spaces situated within the garden grounds.



ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £210,000.

See also for more details <http://www.podventure.co.uk/>





NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



Schematic Diagram only - Not to scale

sold on style™

If you are, call us to find out more about our bespoke service.

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