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**8 PITREAVIE CASTLE
CASTLE DRIVE
DUNFERMLINE**

This elegant first 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, dining sized kitchen, 2 double bedrooms and bathroom.

Approximately 6 acres of shared gardens, parkland and woodland

Fixed Price £225,000



GENERAL DESCRIPTION

This elegant first 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.

RECEPTION HALLWAY

The reception hall provides access to all rooms.





SITTING ROOM

19'6" x 19'0" (5.94m x 5.79m)

This room has broad side facing bay window and single front facing window enjoying an attractive outlook over the garden grounds.

DINING KITCHEN

19'10" x 11'0" (6.04m x 3.35m)

This good sized dining kitchen enjoys an attractive outlook to the rear over woodland. The room displays a range of modern units with worktop and sink. The room provides ample space for informal dining.

BEDROOM 1

17'7" x 16'1" (5.35m x 4.90m)

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

BEDROOM 2

14'10" x 14'6" (4.52m x 4.41m)

This double bedroom has twin front facing windows enjoying an attractive outlook over the garden grounds and woodland.

BATHROOM

8'1" x 7'0" (2.46m x 2.13m)

This bright room has two side facing windows and features a white three piece suite comprising; WC, wash hand basin and bath with shower over.





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 £225,000.

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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