



45 ST. LEONARDS HILL
Dunfermline, KY11 3AH



45 ST. LEONARDS HILL

Dunfermline, KY11 3AH

An elegant upper villa apartment affording approximately 3107 sq. ft. of tastefully presented accommodation, set apart by rarefied period features and superlative, far-reaching views towards the Firth of Forth and its iconic bridges.

Accommodation

Reception Hall, Drawing Room, Kitchen/Breakfast Room, and Dining Room/Double Bedroom 3.

Principal Bedroom with en suite Shower Room, Double Bedroom 2 with en suite Shower Room, Double Bedroom 4/Study, and Bathroom.

Established Communal Grounds set in several acres with Car Parking. Single Garage may be available by way of additional negotiation.

Situation

Known as the historical capital of Scotland, Dunfermline is Scotland's newest City, having been awarded the status as part of the Platinum Jubilee celebrations for Queen Elizabeth II.

Situated on high ground, the view of the town from the Southern approach is commanded by the silhouette of Dunfermline Benedictine Abbey, with its imposing medieval Nave and grand Romanesque ruins. The burial place of King Robert the Bruce, in addition to a line of Scottish monarchs, the Abbey has a most intriguing history and is a popular cultural attraction in its own right. Andrew Carnegie, the 19th Century philanthropist, is possibly the most revered of the town's former residents; his endowments responsible for the Carnegie Hall (Theatre and Musical Institute), the Library and Swimming Pool, which remain in popular use today.









The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an eclectic range of acts, including celebrated musicians, comedians and drama companies.

There are a number of local primary and secondary schools, including Dunfermline High School. Edinburgh's leading independent schools are all within daily travelling distance, as is the renowned Dollar Academy, which offers a dedicated school bus services from Dunfermline.

'The Kingdom of Fife', and neighbouring Kinross-shire and Clackmannanshire, offer a wealth of pleasant scenery to enjoy, with the Fife Coastal Path, the Ochil Hills and Loch Leven, all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course; the fabled "Home of Golf". Nearby, Aberdour, dubbed the 'Jewel of the Forth', is a popular village with splendid views over the Firth of Forth, to Inchcolm Island, which boasts a picturesque Harbour, home to Aberdour Boat Club, and is perhaps most well-known for its beaches, of which one, Silver Sands, is one of Scotland's six "Blue Flag" beaches.

The area's proximity to the Capital and excellent connections into the arterial motorway and transport network of Central Scotland have cemented its popularity. There is remarkably easy access into the M90, which travels North to Perth and Dundee, and South towards Edinburgh, via the Queensferry Crossing. Edinburgh offers all the cultural experiences and cosmopolitan facilities which you would expect of a capital city, while Glasgow is also within commuting distance. Significantly, Inverkeithing Railway Station is within approximately 2.5 miles of the property. Positioned on the main East Coast line and the Fife Circle Line, the station offers commuter services to Edinburgh, which reach Haymarket Station in as little as 17 minutes, as well as LNER express services to London's Kings Cross and services to Glasgow. Edinburgh International Airport is approximately a 14 mile drive from the property.

Historical Note.

Thought to date to circa 1871, St Leonard's Hill House was originally built for Maria Beveridge, the mother of 19th Century linen magnate, historian, and antiquary, Erskine Beveridge II. The family's linen manufacturing business, Erskine Beveridge & Co., rose to international notoriety during the late 1800's, when Dunfermline was considered to be the world-leading centre of the industry, and had warehousing operations in London, Manchester, New York, and Montreal, as well as agencies across the British Empire. Maria Beveridge was the second wife of the firm's founder, Erskine Beveridge (Snr.), and moved to the house following the death of her husband, together with her young family. Erskine Beveridge II was pivotal in the expansion of the company and lived at St Leonard's Hill House until his death in 1920.

General Description

45 St Leonards Hill is a statement, split-level apartment, set across the first floor of a distinguished, C-Listed Italianate Villa, which offers a wealth of highly impressive living accommodation. Occupying arguably the premier position within a former mansion house conversion, the property commands an exceptional, elevated outlook to the South and West, with views towards the Firth of Forth - capturing its three iconic bridges, set against the scenic backdrop of the Pentland Hills.

Internally, 45 St Leonards Hill is defined by sumptuous period proportions and a catalogue of rarefied period features, including highly intricate cornicing, fine plaster ceiling detailing, and marble chimneypieces. Curated with a keen eye for quality, the immaculately presented and well-coordinated interior features luxury finishes and fixtures, such as high-quality Jatoba wooden flooring, Farrow and Ball wallpaper and paints, brass-effect light switch plates, and timeless bathroom fixtures. Notably, the wealth of lateral living accommodation is set around a statement first-floor reception hall, which lies beneath a marvellous plaster ceiling dome with a glass cupola.

Prominently positioned on the brow of the hill from which it takes its name, St Leonards Hill House is known as one of the area's most sought-after residential addresses and is ensconced within well-established, manicured grounds on the edge of Dunfermline. Set beyond stone-pillared entrance gates, the approach to the house impresses a true sense of arrival, with a sweeping tarmacadam driveway winding up to the principal elevation.

The statuesque stone façade of the property presides proudly over the grounds to the South and is lent stature by prolific masonry detailing, including balustraded parapets, as well as a prominent Corinthian portico sheltering the main door. Beyond the threshold, the grand communal entrance foyer provides access to just three homes and is decorated with cornicing and picture rails, as well as the delightful encaustic tiling synonymous with Victorian dwellings of its sort. The door into Number 45 is adorned with a traditional door knocker, matching the original mascarón set above the entrance, and opens to reveal the remarkable double half-turn staircase which rises to the first floor. Retained from the original house, the staircase is a beautiful feature with an elegant timber banister and ornate wrought iron balustrading.



The mainstay of the accommodation at 45 St Leonards Hill is centred around the glorious first floor reception hall, which has a stately grandeur due to both its scale and decoration. The vast circulation space is ideal for both sociable day-to-day living and entertaining larger parties when occasion demands, with doors to both principal reception rooms and the kitchen. It features impressive door architraves, cornicing with deep dentils, corbelling, and a ceiling rose, and is governed by a dramatic domed ceiling above the stairwell, which encircles a marvellous glass cupola and is adorned with fine plaster mouldings. In addition, the reception hall has impressive uplighting which highlights the intricate detailing and period craftsmanship. The room currently houses an American-style 8-ball Pool Table, complete with a slate bed, and has additional room for occasional lounge and study furniture.

The sweeping drawing room is very handsomely proportioned and extends into a striking bay window to the East. The room is enhanced by sublime timber panelling, of rare height, as well Jatoba flooring and Farrow and Ball wallpaper and antique brass Flemish wall lights along either side. The ceiling cornicing has a near-sculptural effect due to its depth and is accompanied by a pair of ceiling roses. A splendid grey marble chimneypiece serves as a centrepiece to the lounge space, with elaborate carved detailing, including corbelled pilasters and a central frieze, and frames a living flame gas fire.

The dining room is an atmospheric formal public room, complete with cornicing, a ceiling rose, a pair of press cupboards, and Jatoba flooring. It could easily provide a fourth double bedroom, subject to the needs of an incoming purchaser.

The timeless kitchen is fully fitted with a generous array of wall and floor units, accented by sleek black granite worksurfaces, matching granite effect floor tiling, and integral lighting. Its range of appliances include: a Baumatic range cooker with two large ovens and a four-ring gas hob; an integrated AEG dishwasher, and an integrated Siemens microwave. It also has a peninsula island with a breakfast bar and space for an American-style fridge/freezer.

Off the reception hall, there are a pair of sumptuously proportioned and dual-aspect double bedrooms, each instilled with a sense of sanctuary, by virtue of south-facing bay windows, which frame far-reaching views through the tree-canopy towards the Firth of Forth. Both of the bedrooms have their own character, with picture railing, cornicing and Jatoba wooden flooring, brass antique Flemish wall lights and have their own timeless en suite Shower Room, complete with Roca bathroom fixtures and quality tiling.

A half-landing on the staircase leads to a home office or third double bedroom. The spacious room has a series of windows to the East and has a deep double storage cupboard. The hotel-style bathroom is also positioned off a half-landing on the stairs and features both a double spa bath with jets, a separate shower, a wash hand basin, and a WC.



The grounds at St Leonards Hill are very well-maintained and lent character by charming mature trees and shrubs. There is ample communal resident's parking and there are embankments of lawn to the front of the house. 45 St Leonards Hill has access to a parapet above the entrance portico, which is currently utilised as a private balcony. A south-facing, sun trap, it is the ideal spot for bistro chairs and planters or a herb and wildflower garden.

45 St Leonards Hill has it's own security system (which can be managed remotely) and entryphone. The boiler has been recently replaced and the central heating/hot water system is managed via a smart heating control system (Tado). The loft is extensive and, with extensive floored areas, provides copious storage - accessible via ladder from a ceiling hatch.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country. 11 Wemyss Place, Edinburgh, EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY11 3AH

Burdens

Council Tax Band – G

Factoring fee for shared maintenance as well as buildings insurance – approx. £3,200 per annum.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included within the sale price. Single Garage available by way of additional negotiation.



Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, gas, and electricity. Shared private drainage system.

EPC Rating

C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



St. Leonards Hill,
Queensferry Road,
Dunfermline,
Fife, KY11 3AH



Approx. Gross Internal Area
3107 Sq Ft - 288.64 Sq M
For identification only. Not to scale.
© SquareFoot 2025

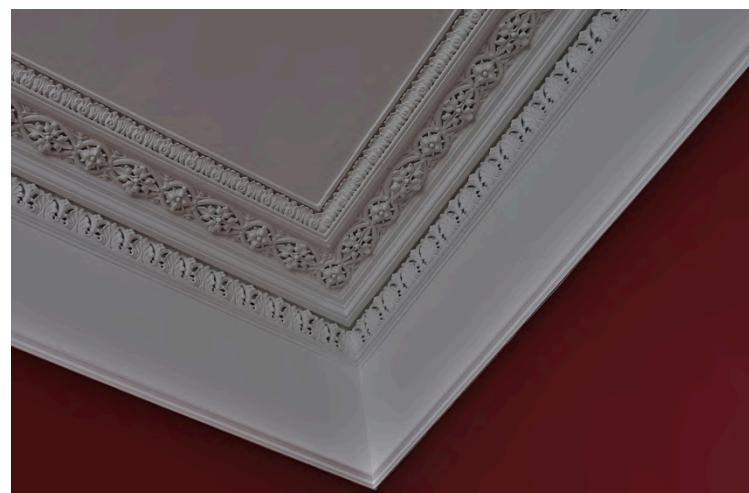


RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
EH3 6DH





Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

