



14 PARK PLACE

Dunfermline, Fife, KY12 7QL



14 PARK PLACE

Dunfermline, Fife, KY12 7QL

Occupying a prime and highly sought-after position overlooking the public park, this impressive stone-built Victorian semi-detached villa is arranged over three generous levels and combines elegant period character with spacious family living, a large enclosed garden and private driveway parking, all just a short stroll from Dunfermline town centre and the railway station.

Accommodation:

Ground Floor: Formal sitting room, kitchen, utility room, dining room, study/snug, garden room, W/C, pantry/linen cupboard, under stair storage cupboard

First Floor: Principal bedroom with ensuite shower room and walk in wardrobe, double bedroom with en-suite and two further double bedrooms, family bathroom, linen cupboard

Second Floor: Two further bedrooms and a large store room

Exterior: Established and enclosed gardens of notable colour and diversity with generous area of lawn. Greenhouse, Summerhouse & Shed.



14 PARK PLACE

Dunfermline, Fife, KY12 7QL



3



6



3

Situation

14 Park Place occupies a highly sought-after and prestigious address in the heart of Dunfermline, directly overlooking Dunfermline Public Park, one of the town's most celebrated green spaces. This enviable setting offers an attractive blend of tranquillity and convenience, with the railway station just a short walk through the park allowing easy access to Edinburgh and Dunfermline town centre a 5 minute walk away.

Dunfermline is a vibrant and historic city steeped in heritage yet very much alive with modern conveniences, having been granted city status in 2022 in recognition of its growth, cultural appeal and quality of life.

At its heart, Dunfermline city centre seamlessly blends heritage, retail and leisure. An excellent selection of shops, cafés, restaurants, bars and services can be found around the pedestrianised streets and the Kingsgate Shopping Centre, ensuring everyday essentials and lifestyle amenities are right on your doorstep. Cultural highlights such as Dunfermline Abbey and Palace, the Alhambra Theatre and Carnegie Hall Arts Centre add further appeal for residents of all ages.

For families, Dunfermline is exceptionally well served by education options. The city and surrounding area offer a wide choice of quality schooling and provides higher education with links to multiple Scottish universities, making the city a strong choice for continued learning from early years through to adult education.

Connectivity from Dunfermline is excellent, whether you are commuting for work or exploring further afield. Dunfermline Railway Station lies close to the centre, offering frequent services on the Fife Circle Line and direct links to Edinburgh in around 35 minutes, with connections beyond to Perth, Dundee and other destinations. The main Dunfermline Bus Station on Queen Anne Street provides a comprehensive network of local and regional services, including routes to Edinburgh, Glasgow and around Fife, all easily accessible on foot from the city centre. For road travel, Dunfermline sits just off the M90 motorway, providing swift connections south to Edinburgh and north toward Perth and the wider Central Belt. Edinburgh Airport is also approximately 14 miles away from the city centre.

Altogether, Dunfermline offers a compelling blend of historic charm, comprehensive everyday amenities, outstanding schools, and excellent transport links, making it one of Fife's most desirable places to live.



General Description

This impressive stone-built Victorian semi-detached villa is arranged over three generous levels and occupies a prime position in Dunfermline, enjoying open views across the public park while lying just a short walk from the town centre and Dunfermline Town railway station. The property is further enhanced by a large enclosed garden and two private driveway parking spaces, creating an exceptional family home in a highly sought-after location.

The house is heated by a gas warm-air system and retains a wealth of fine period features throughout, including high ceilings, ornate cornicing and elegant proportions, all enhancing its flexible and spacious layout. Beautiful double-glazed sash and case windows, most recently upgraded by Mozolowsky & Murray in 2022, ensure both charm and comfort.

Set behind a stone wall and mature trees, the property is approached via a stone chipped front garden. The welcoming entrance vestibule features original tiled flooring and glazed doors, leading into a classic Victorian reception hall. The ground floor offers a pleasing sense of flow, perfectly suited to modern family living while retaining period elegance.

The west-facing formal sitting room is a standout space, featuring an open fireplace (currently unused), exquisite ornate cornicing and a striking ceiling rose. A large bay window frames views across the park, flooding the room with natural light. Sliding glazed doors lead through to a smaller adjoining room, ideal as a study, home office or snug.

Returning to the hallway, there is a generous cupboard housing the warm-air heating system, which could also serve as an excellent linen store. A conveniently located WC sits nearby, fitted with a W/C and wash hand basin.



The kitchen is a characterful space with a well-maintained original wooden floor and an AGA taking pride of place. Surrounding units provide ample storage, with space for a large fridge/freezer, dishwasher and stainless-steel sink. A central wooden island offers additional workspace and informal breakfast seating. From here, the utility room provides further storage and work surfaces and benefits from glazed doors opening out to the rear courtyard — ideal for everyday practicality.

The formal dining room connects to the kitchen via wide opening double doors and is beautifully appointed with ornate cornicing, whilst providing ample space for a large dining table. A charming window overlooks the rear garden. Beyond this lies the garden room which overlooks the beautiful grounds, offering excellent storage potential and space for additional appliances such as a fridge, freezer or washing machine.

A stunning Victorian cast-iron staircase with sweeping wooden handrail leads to the first floor. The substantial landing is illuminated by a skylight and adorned with ornate cornicing, offering space for seating, a desk and additional storage, while also providing access to the upper level.

On the first floor, the impressive principal bedroom enjoys elegant cornicing, a large bay window with seating beneath overlooking the park, and an original Edinburgh press. This room provides a spacious walk-in wardrobe, as well as a luxurious en-suite shower room with double shower, wash hand basin, WC, tiled walls and heated towel rail. A connecting door leads to an adjoining bedroom, which also enjoys park views through newly installed sash and case windows.

Bedroom two is a generous double with large windows and benefits from a modern three-piece en-suite comprising a double shower, WC and wash hand basin

The family bathroom features a stylish three-piece suite with freestanding bath, WC and wash hand basin, complemented by wall panelling and a heated towel rail.





There is also a walk-in laundry room or linen cupboard, alongside a smaller bedroom or study with high ceilings and garden views.

Stairs rise to the top floor, creating a private suite. To the right of the spiral staircase is a useful storage or attic room with skylight. To the left, a charming bedroom with wall panelling enjoys further park views, while an additional dressing room or bedroom completes the accommodation.

Overall, this substantial Victorian home offers a rare combination of period elegance, flexible family living and an enviable central location.

External

The property enjoys a beautifully landscaped and surprisingly spacious garden, thoughtfully arranged over several levels to create a variety of inviting outdoor spaces. Directly accessed from the house is a generous raised terrace, ideal for outdoor dining and entertaining, overlooking the garden below.

Steps lead down to a lush lawned area interspersed with mature trees, established shrubs and well-stocked borders, providing colour, structure and a wonderful sense of privacy. A further secluded seating area is tucked away beneath the trees, perfect for relaxing or enjoying the garden throughout the seasons.

To the rear, the garden continues with a practical and versatile section featuring a timber shed for storage, additional seating space and mature planting that enhances the tranquil, leafy feel. The garden is fully enclosed and well screened, making it ideal for families, entertaining or simply unwinding; there is also a lovely Summer House located at the bottom of the garden.

The property also benefits from private off-street parking for two vehicles, conveniently located and discreetly set behind mature hedging.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY12 7QL

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Fife Council, 13 Abbey Park Pl, Dunfermline, KY12 7PT

Classifications

Council Tax Band G

EPC Rating – Band

Tenure

Freehold



Services

Mains water and electricity. Gas warm air central heating.

Solicitors

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

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.

Particulars and Plans

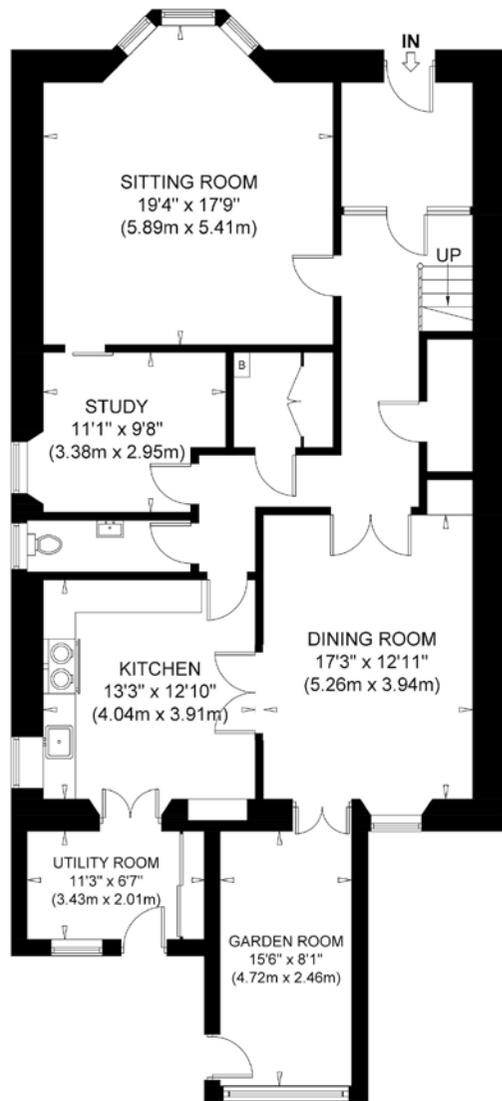
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

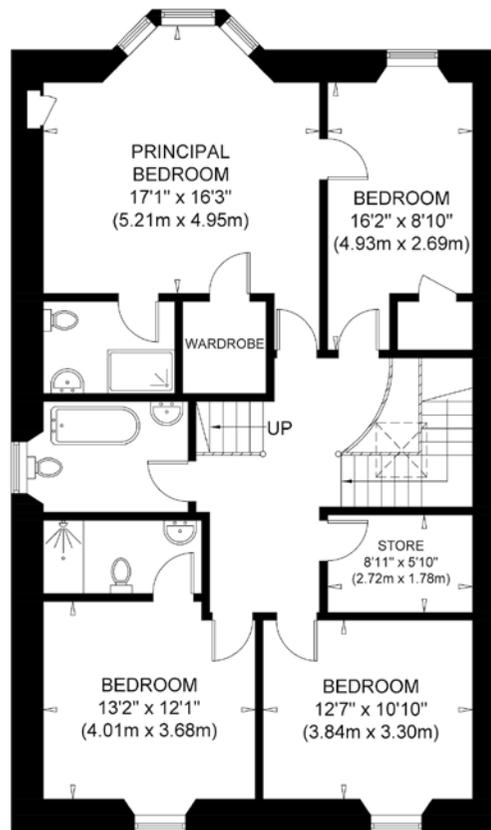
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.



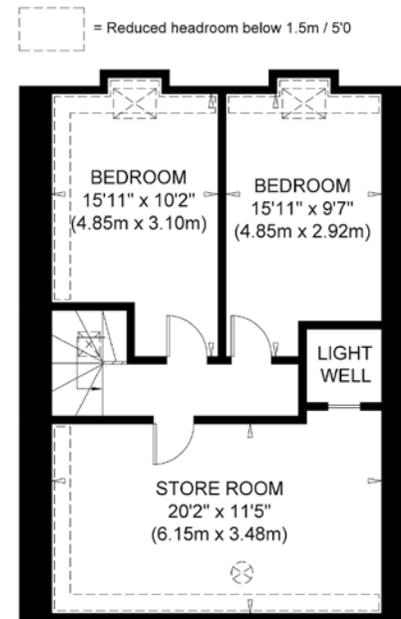




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 131.4 SQ M / 1414 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 109.8 SQ M / 1182 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 59.6 SQ M / 641 SQ FT



PARK PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 300.8 SQ M / 3237 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © exposure

www.photographyandfloorplans.co.uk

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is

entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





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

