



71 MAITLAND STREET
Dunfermline, KY12 8AF



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A tastefully renovated, end-terrace cottage, with an abundance of heritage character and charisma, set in a sought-after residential pocket of Dunfermline.

ACCOMMODATION SUMMARY

Approximate Gross Internal Floor Area: 1316 sq ft (122 sq. m)

Ground Floor:

Entrance Vestibule, Hall, Sitting Room, Dining Room with adjoining Kitchen, Bedroom 3/Study, and WC.

First Floor:

Landing, Principal Bedroom and Double Bedroom 2 (both with fitted wardrobes), and a Family Bathroom.

Exterior:

Private, enclosed garden to the rear featuring a patio terrace with direct access from the sitting room and the kitchen, as well as a neat lawn with a children's playhouse.

*Edinburgh City Centre 19 miles (31 km); Glasgow City Centre 38 miles (61 km).
(All distances are approximate).*

SITUATION

Once Scotland's historic capital, Dunfermline is now the country's newest City, having been awarded the status as part of the Platinum Jubilee celebrations for Queen Elizabeth II. Maitland Street lies North of the city's historic Conservation Area, within walking distance from its centre and principal thoroughfares. The entrance to Pittencrieff Park, or 'The Glen' as it's more commonly known by locals, lies opposite the southern end of Maitland Street: a 76-acre park and green space, well known for its historical and cultural significance.



The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, and many restaurants and cafes. There are also several supermarkets and retail parks around the city, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. There are a number of local primary and secondary schools, including Pittencrieff Primary School and Queen Anne High School. Edinburgh's leading independent schools are all within daily travelling distance, as is the renowned Dollar Academy, which offers dedicated school bus services from Dunfermline.

Dunfermline Abbey & Palace, with its imposing medieval Nave and grand Romanesque ruins, has a most intriguing history. The burial place of King Robert the Bruce, it is a popular cultural attraction in its own right. In addition, the Alhambra Theatre attracts an eclectic range of acts, including celebrated musicians, comedians and drama companies. Andrew Carnegie, the 19th-century philanthropist, is possibly the most revered of Dunfermline's former residents, with his endowments responsible for the Carnegie Hall (Theatre and Musical Institute), the Library and the Swimming Pool, all of which remain in popular use today.

Fife, 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. It boasts a harbour, a boat club, and is perhaps most well-known for its beaches, with 'Silver Sands' one of Scotland's six "Blue Flag" beaches.

The area's proximity to the Capital and excellent connections into the arterial transport networks of Central Scotland have cemented its popularity. There is remarkably easy access to the M90, which travels North to Perth and South towards Edinburgh, via the Queensferry Crossing. Edinburgh offers all the cultural and cosmopolitan experiences and facilities which you would expect of a capital city, while Glasgow is also within commuting distance. Dunfermline City Railway Station is within walking distance of the property. Positioned on the Fife Circle Line, the station offers commuter services to Edinburgh, which reach Haymarket Station in as little as 25 minutes. Edinburgh International Airport is approximately a 16-mile drive from the property.

GENERAL DESCRIPTION

71 Maitland Street is an enamouring, end-terrace house, believed to date to the late 19th Century, which affords comfortable modern living accommodation, replete with atmosphere and period charm. Recently redecorated to accentuate the interior's heritage and bespoke craftsmanship, the deceptively spacious home features fresh, well-coordinated paintwork, reconditioned wooden flooring, wall panelling, cabinets, and bespoke carpentry. The catalogue of interior features also includes a collection of beautiful fireplaces and bespoke, stained-glass inserts, as well as an oak kitchen with new appliances. Among its many attributes, the house benefits from double glazing and has a neat, private garden to the rear.

The two-storey cottage has been thoughtfully adapted over the years for modern comfort and convenience. In a layout that aligns with trends in modern living, the versatile ground floor accommodation features a dining room that opens onto the neighbouring kitchen through a pocket sliding door, and both the sitting room and the kitchen enjoy direct access to a patio terrace set within the private garden.



On approach, the attractive stone façade of 71 Maitland Street is set beneath a pitched, slate roof, punctuated by a prominent dormer window. Beyond the threshold, the front door opens into a traditional entrance vestibule, which impresses an immediate sense of character, with encaustic floor tiling and an inner door inlaid with an individually designed stained glass insert and matching transom light.

The entrance hall serves as the central spine of the ground floor accommodation and is elevated by wall panelling to dado height, downlighting, and wooden flooring. It houses the classic, carpeted staircase to the first floor, which is flooded with natural light via a tall window behind the stairwell, and provides access to a neatly presented cloakroom/WC, which is finished with wallpaper and quality floor tiling, as well as coat hooks, a WC, and a wash hand basin.

The dual-aspect sitting room is an elegant yet comfortable reception space, with a working open fireplace providing an inviting focal point. A pair of traditional recesses with display shelving and lower cabinets lend further character, while the room also showcases a set of French doors to a spacious patio terrace in the garden; something of a sheltered, suntrap which is ideal for alfresco dining and entertaining.

The dining room offers a second versatile reception area, which has a pair of tall windows to the West, wall panelling to dado height, and wooden flooring. Ideal for both sociable family living and entertaining, the dining room features a pocket sliding door into the neighbouring kitchen. It also provides ample room for occasional lounge or study furniture. The kitchen features a generous array of timeless, oak wall and floor-mounted cabinets, accented by worksurfaces, quality floor tiling, downlighting and black metro tiling. It is well-equipped with integral appliances including an electric oven/grill and a four-ring gas hob set beneath an extractor hood, as well as a discreet integral dishwasher and fridge/freezer. Notably, the dual-aspect kitchen has a glazed door inviting out to the patio terrace in the garden.

The comfortable study/library, or third double bedroom, completes the ground floor accommodation. Fitted with timeless yet traditional bookcases, it lends itself to home working, while being of suitable proportion to serve as a double bedroom, subject to the needs of an incoming purchaser. It benefits from an open fireplace, wooden floor, and a tall, double-glazed window with an open outlook to the front of the property.

On the first floor, the bright, carpeted landing features traditional balustrading and has a deep storage cupboard. There are two handsomely proportioned double bedrooms, both with neutral carpeting and a copious quantity of storage: each with large, fitted wardrobes. Each of the bedrooms also has a period fireplace, with an ornate wrought iron fire basket and surround, as well as delightfully detailed, decorative tiling. The bedroom to the front of the house has additional eaves storage and is governed by a generous bay window with an open, elevated outlook through Cameron Street towards the countryside to the West of Dunfermline, while the bedroom to the rear enjoys a private view over the rear garden. The family bathroom has been finished with classic, ceramic tiling to the walls and floor and has a luxurious roll-top bath with ball and claw feet, set beneath a rainfall shower, with an additional handheld attachment. It also has a wash hand basin, set atop a vanity cabinet, as well as a WC, and a pair of heated towel rails.

Externally, the property benefits from a private garden, providing valuable outdoor space for relaxation, planting and seasonal enjoyment. The garden also provides access to an outhouse, appended to the rear of the house, housing the boiler and hot water cylinder. Maitland Street has unmetered on-street parking.



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 KY12 8AF. What3Words: ///closer.player.smile

Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included within the sale price.

Entry & Possession

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

Services

Mains electricity, gas, water, and drainage. Maitland Street has unmetered, on-street parking.

Classifications

Council Tax Band - D
EPC Rating - D

Tenure

Freehold

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

Properties 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, and www.thelondonoffice.co.uk.

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.



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 contract 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 misstatement 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.

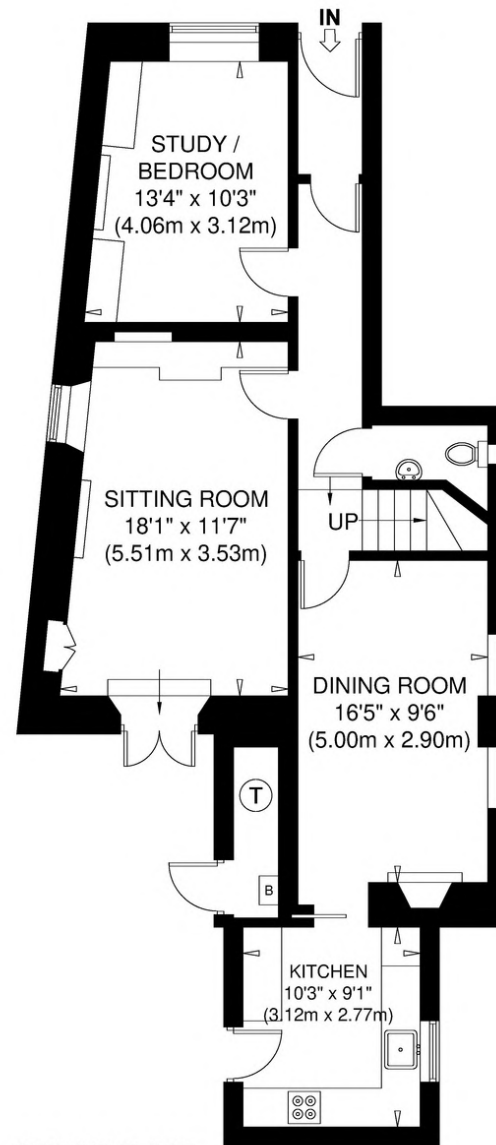
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.

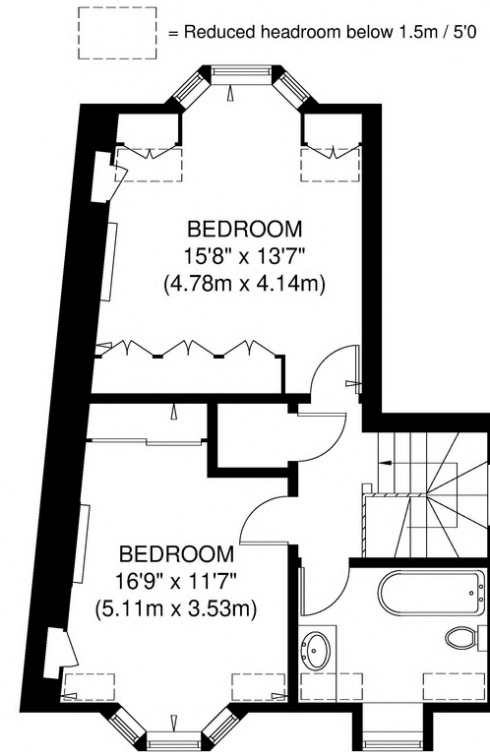
Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [[Privacy Policy](#)] and Coadjute's Data Security Statement [[Data Security Statement - Coadjute](#)].

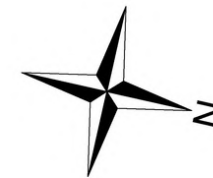




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 73.2 SQ M / 788 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 49.1 SQ M / 528 SQ FT



MAITLAND STREET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 122.3 SQ M / 1316 SQ FT

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

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