



## 13 PARK PLACE

*Dunfermline, Fife, KY12 7QL*



## 13 PARK PLACE

Dunfermline, Fife, KY12 7QL

**A truly stunning Victorian semi-detached townhouse, beautifully combining period grandeur with contemporary family living, occupying a prestigious position overlooking Dunfermline Public Park. Offering six bedrooms, impressive open-plan living space, mature private gardens and two private parking spaces, this exceptional home is perfectly positioned within easy reach of the city centre and railway station.**

---

### Summary of Accommodation

#### Ground Floor

Entrance Vestibule, Drawing Room, Kitchen/Dining/Living Room, Scullery, Family Bathroom, Walk In Utility Cupboard.

#### First Floor

Principal Bedroom, Three Further Double Bedrooms, Family Bathroom.

#### Second Floor

Studio/Bedroom 5, Office/Store/Bedroom 6

#### Exterior

Private Garden, Two Private Parking Spaces, Park Views, Rear Decking, Porcelain Patio, Greenhouse, Cushion Store & Garden Shed.





## 13 PARK PLACE

Dunfermline, Fife, KY12 7QL



6



2



2

### Situation

13 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, while Dunfermline city centre is only a five-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, the 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 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, with a wide choice of quality schooling across the city and surrounding area, alongside higher education opportunities and links to multiple Scottish universities.





Connectivity from Dunfermline is excellent, whether commuting for work or exploring further afield. Dunfermline Railway Station lies close to the city 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.

For road travel, Dunfermline sits just off the M90 motorway, providing swift connections south to Edinburgh and north towards Perth and the wider Central Belt. Edinburgh Airport is also approximately 14 miles 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

A stunning Victorian semi-detached townhouse in turnkey condition, enjoying an idyllic setting overlooking Dunfermline Public Park.

The flexible internal accommodation is thoughtfully arranged and begins with an entrance vestibule with original tiling, leading into the welcoming reception hall. The expansive drawing room enjoys a large bay window with lovely views over the park and a gas-burning stove creating a warm and central focal point is the gas fired stove.

The impressive open plan dining, living and kitchen space is perfectly suited to modern family life and entertaining, with the luxury kitchen featuring AEG appliances including an integrated fridge freezer, dishwasher, wine fridge and double oven. The kitchen also provides access to a newly fitted scullery, while the generous open plan area allows ample room for a dining table and additional seating, with direct access to the garden. A modern, fully tiled downstairs bathroom with bath and shower and a walk in utility cupboard complete the ground floor accommodation.

Upstairs, the landing leads to the principal bedroom, three further double bedrooms and a modern bathroom, while a staircase continues to a further floor where two additional bedrooms provide excellent versatility, equally suited to use as home offices, gym or studio space.



---

The property beautifully combines modern comforts with a wealth of original period character, boasting gas central heating, double glazed sash and case windows, impressive high ceilings and parquet flooring. Characterful features include elegant ceiling corning, deep skirting, cast iron balustrading, terrazzo tiling and striking bay windows, all adding to the charm and sense of grandeur throughout.

#### External

To the front, the property benefits from a mature garden and monobloc driveway providing two private parking spaces, an unusual and highly valued asset for this area. The garden is beautifully established with a variety of plants, shrubs and trees, including a notable mature cherry tree, while enjoying lovely open views over Dunfermline Public Park.

A gated vennel leads through to the fully enclosed and exceptionally private rear garden. Predominantly laid to lawn, the rear garden is thoughtfully landscaped with raised beds, mature flowering plants, fruit trees and rustic stone paths, together with a porcelain stone patio accessed directly from the rear door and a rear decking area, creating excellent spaces for outdoor dining and entertaining.

Further features include a pergola, garden tap and outdoor electrical sockets, with a sizeable wooden garden shed, cushion store and greenhouse included in the sale.

#### GENERAL REMARKS AND INFORMATION

##### Designations

##### 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.

##### Classifications

Council Tax - Band

EPC Rating - Band

##### Tenure

Freehold

##### Services

Mains electricity, drainage and water. Gas central heating. Fibre broadband.

##### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://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.

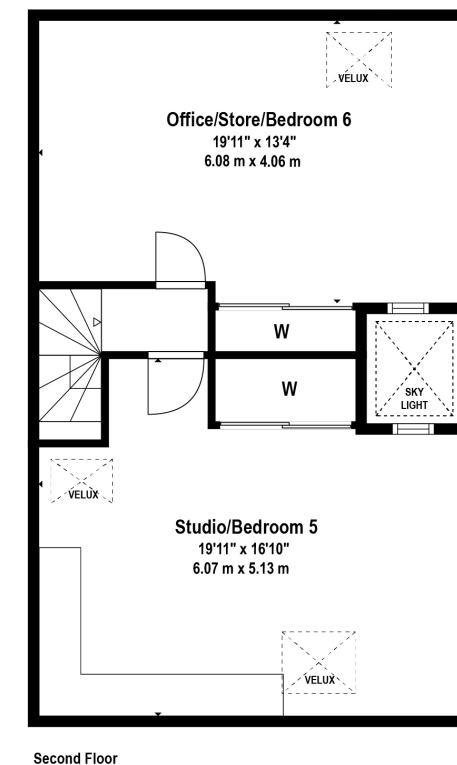
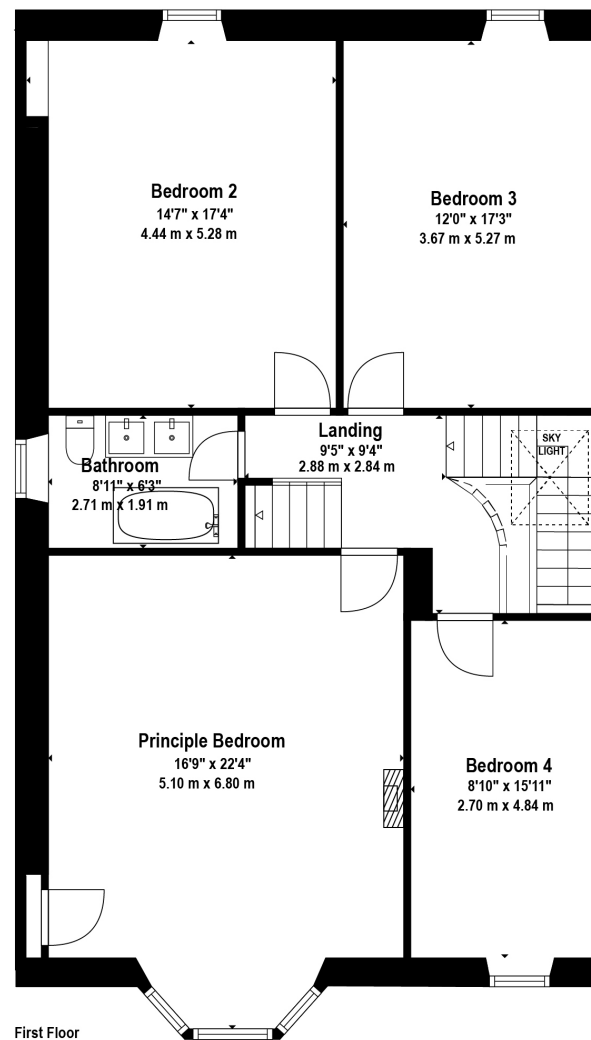
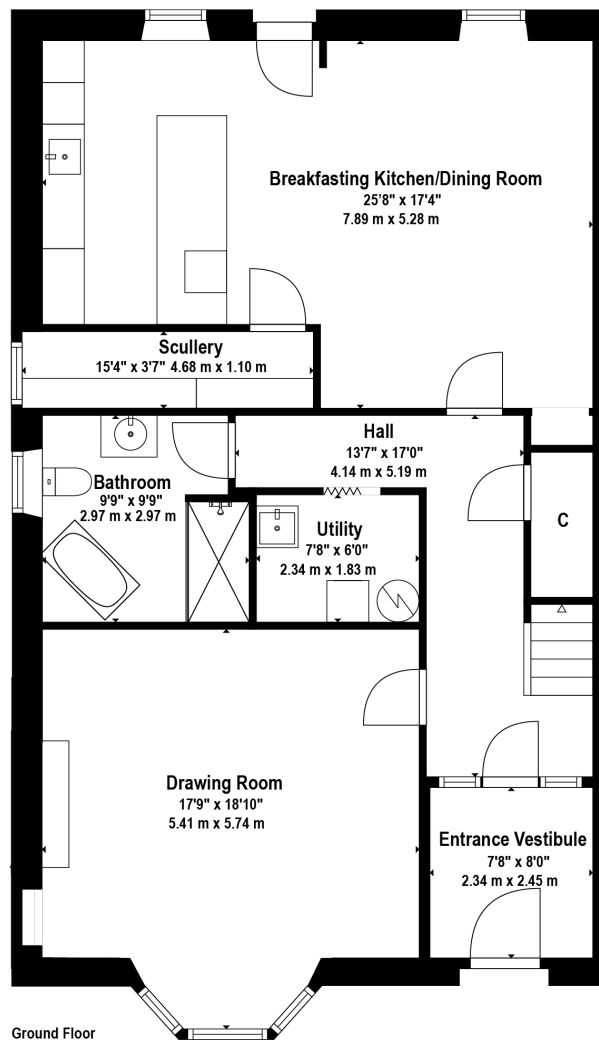
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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 | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





13 Park Place, Dunfermline, Fife, KY12 7QL

Measurement point

Indicates area of Limited Use Space

Gross internal area: 2960.1 sq ft / 275 sq m

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.





RETTIE

☎ 0131 624 4183  
✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH