

# 26 GARVOCK HILL

DUNFERMLINE // FIFE // KY12 7UU



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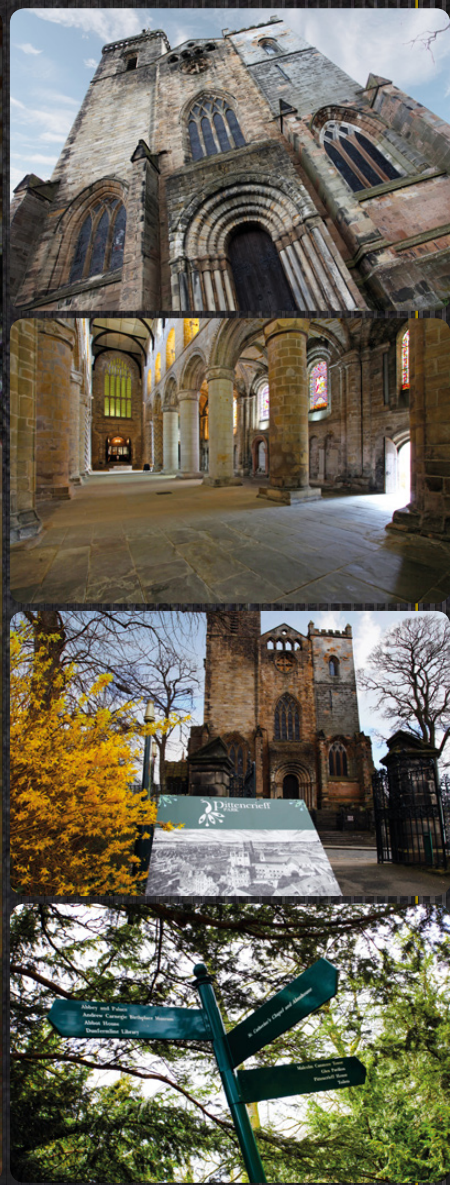
**The City and Royal Burgh of Dunfermline is a town of historic interest being a former seat of the Kings of Scotland. Robert the Bruce is buried in Dunfermline Abbey and the town is also the birthplace of Andrew Carnegie who funded the building of the Carnegie Hall theatre and Carnegie Baths and swimming pool within the town.**

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate Shopping Centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park that is home to a 10-screen cinema, private health club, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The train station is within walking distance and a choice of supermarkets are nearby. There is a regular bus service and Park and Ride facilities from nearby Halbeath. Garvock Hill is undoubtedly one of the most prestigious and desirable areas within the Royal Burgh of Dunfermline with easy access to parks, the town centre, restaurants and is a five minute walk to the train station. There is a bus stop directly outside the property which is a pickup point for the Dunfermline High School bus. Commercial and St. Margaret's primary schools are within a few minutes walking distance.



## LOCAL AREA ATTRACTIONS & LOCATIONS





## 26 GARVOCK HILL

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**“Craigmount” is a beautifully unique house. Built around 1900, the house was later split into two properties. The current owners have spent years restoring the house to its original glory and have encompassed a true grandeur with their efforts.**

The door at the rear of the property leads into the entrance vestibule and reception hall with original open fireplace. The large drawing room retains its original wooden wall panelling, an attractive bay

window as well as an open fireplace. A spacious dining room also benefits from a beautiful bay window with stunning views over the city and an original open fireplace, when the lounge again retains the original open fire. The kitchen houses a Rayburn range as well as a 4 ring gas hob, the original “pully” and maids bells, all of which are in full working order, rear vestibule utility room and an under stairs WC with large storage cupboard.



////////// EXTERNAL GARDEN & DRIVEWAY VIEWS





**The first floor is accessed via the stunning original staircase and with many of the period features from the Arts and Crafts/Rennie Mackintosh era, it comprises of three spacious double bedrooms, each with original fireplaces and ornate cornicing.**

A dressing room which could be used as a further bedroom or as an office, a magnificent family bathroom with free-standing bath, twin sinks and separate shower unit, a further bathroom with shower and a second set of stairs leading to lower level gym/family room. The attic floor consists of landing, three bedrooms with truly gorgeous views

over the gardens and city, and roof eaves/storage. The house sits in beautifully landscaped private gardens with multiple options for seating areas, grass areas and storage space. The Coach House sits to the front of the property on the road and could house a car if need be, although there is ample parking for two cars in front of this building, as well as a further driveway which could hold three cars.



ENTRANCE HALLWAY / KITCHEN





DRAWING ROOM



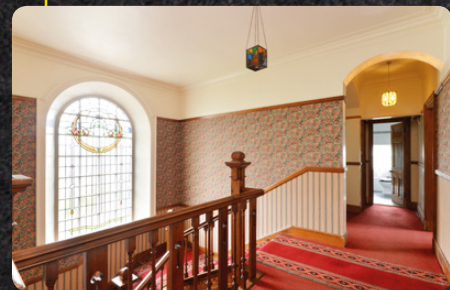




LIVING ROOM / SITTING ROOM







////////////////// **FEATURED LANDING & BEDROOMS 1 / 2 / 3 / 4 / 5 / 6 / 7**







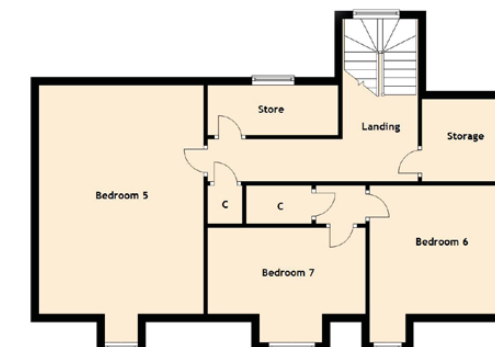
**BATHROOM / GYM / SHOWER ROOM**



# SPECIFICATIONS



## FLOOR PLAN & LOCATION



### Approximate Dimensions //

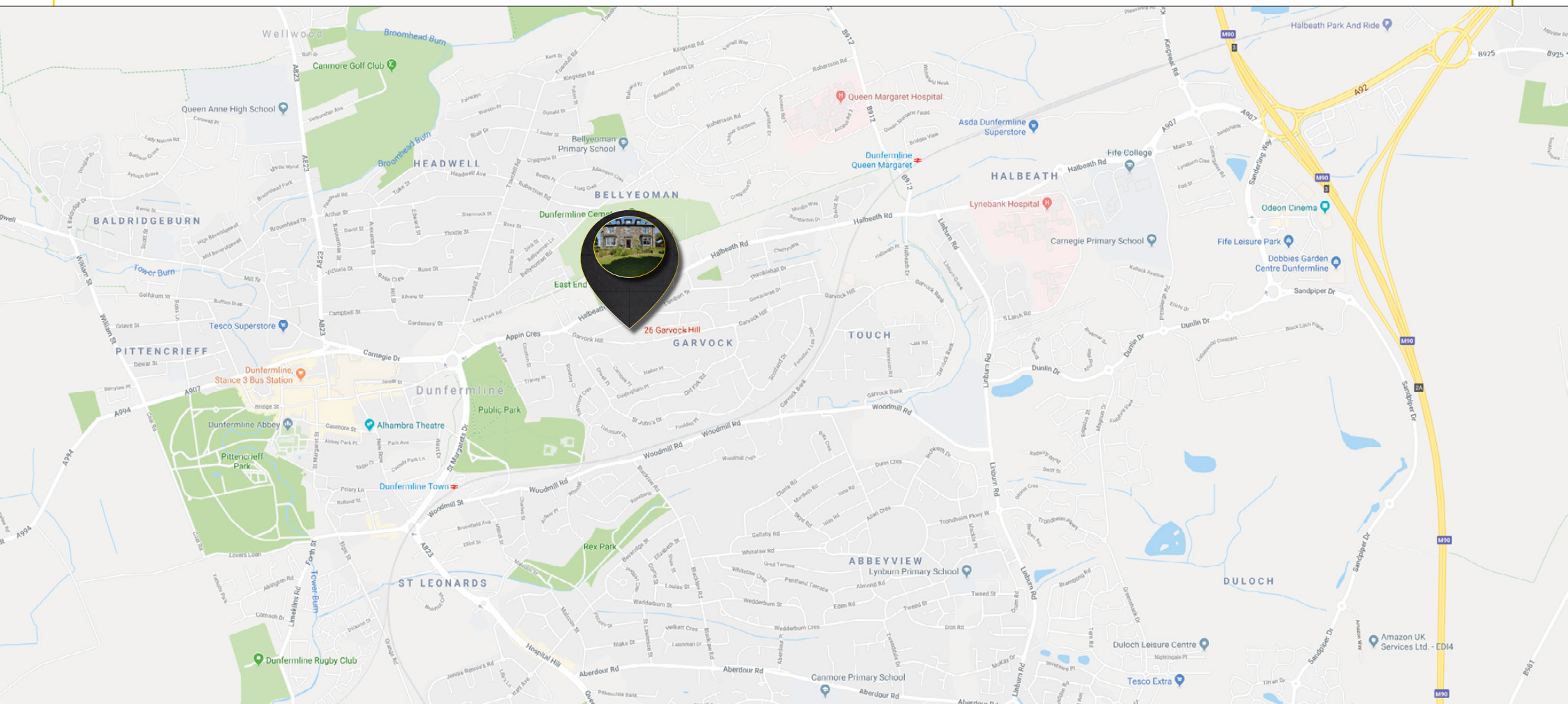
(Taken from the widest point)

<b>Sitting Room</b>	4.70m (15'5") x 4.38m (14'4")
<b>Kitchen</b>	4.70m (15'5") x 3.64m (11'11")
<b>Drawing Room</b>	5.90m (19'4") x 4.67m (15'4")
<b>Living Room</b>	6.07m (19'11") x 4.37m (14'4")
<b>Utility</b>	2.20m (7'3") x 1.37m (4'6")
<b>Bedroom 1</b>	4.37m (14'4") x 4.37m (14'4")
<b>Dressing Area</b>	2.00m (6'7") x 1.18m (3'10")
<b>Bedroom 2</b>	6.04m (19'10") x 4.38m (14'4")
<b>Bedroom 3</b>	4.30m (14'1") x 3.83m (12'7")
<b>Bedroom 4</b>	3.21m (10'6") x 3.10m (10'2")
<b>Bedroom 5</b>	5.90m (19'4") x 4.24m (13'11")
<b>Bedroom 6</b>	4.42m (14'6") x 3.60m (11'10")
<b>Bedroom 7</b>	4.07m (13'4") x 2.23m (7'4")
<b>Shower Room</b>	2.00m (6'7") x 1.91m (6'3")
<b>Bathroom</b>	5.93m (19'5") x 3.46m (11'4")
<b>WC</b>	2.08m (6'10") x 1.30m (4'3")
<b>Shower Room</b>	3.20m (10'6") x 0.97m (3'2")
<b>Workshop</b>	5.90m (19'4") x 2.57m (8'5")
<b>Gym</b>	4.75m (15'7") x 2.93m (9'7")
<b>Garage</b>	5.60m (18'4") x 3.96m (13')

**Gross internal floor area (m<sup>2</sup>) : 391m<sup>2</sup> //**

**EPC Rating : G //**





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