

168 Appin Crescent

DUNFERMLINE, FIFE, KY12 7TX



An excellent opportunity with full planning permission to convert from commercial to residential, offering the chance to create an impressive family home or a highly versatile investment, with plenty of scope to upgrade this distinctive period property.



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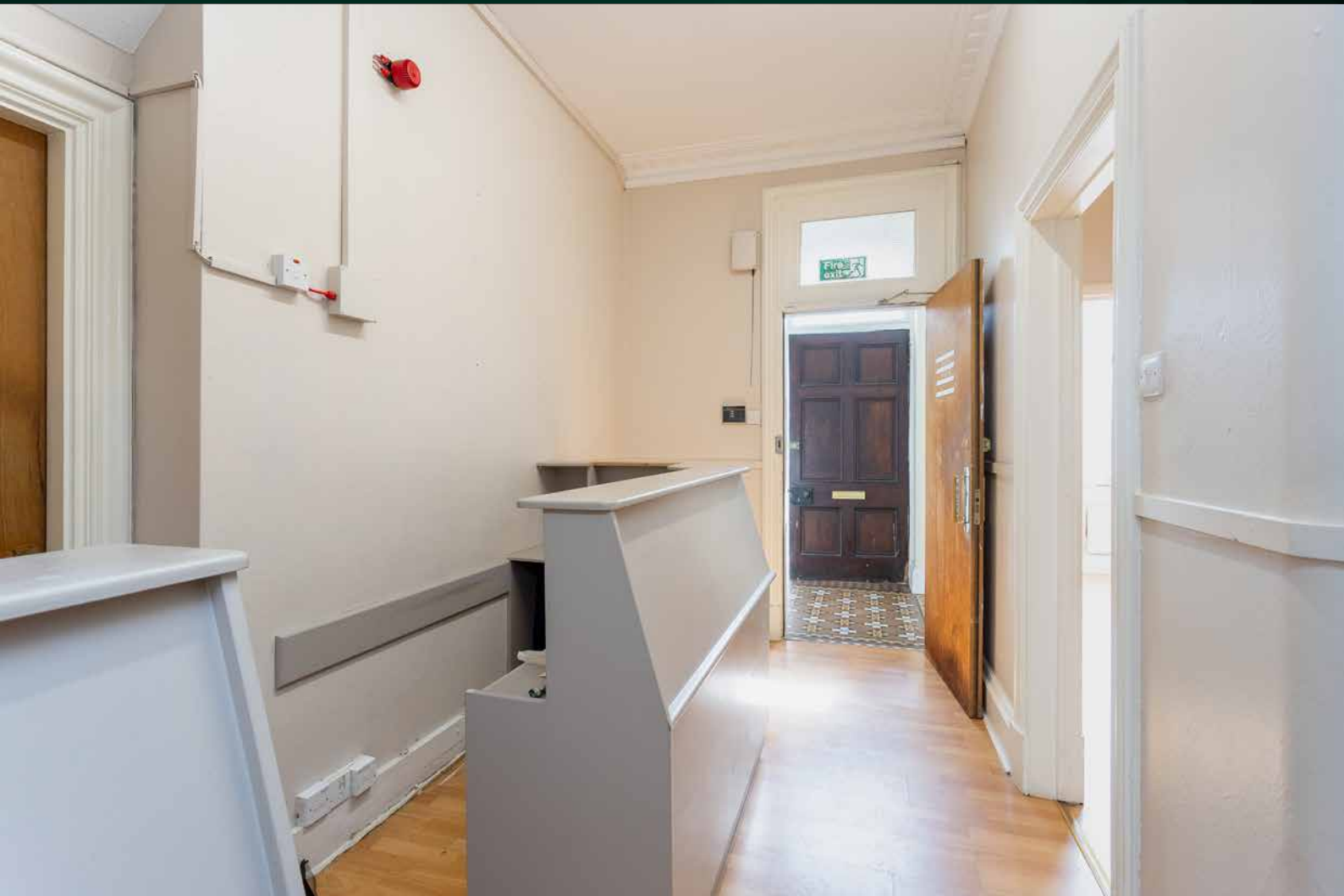


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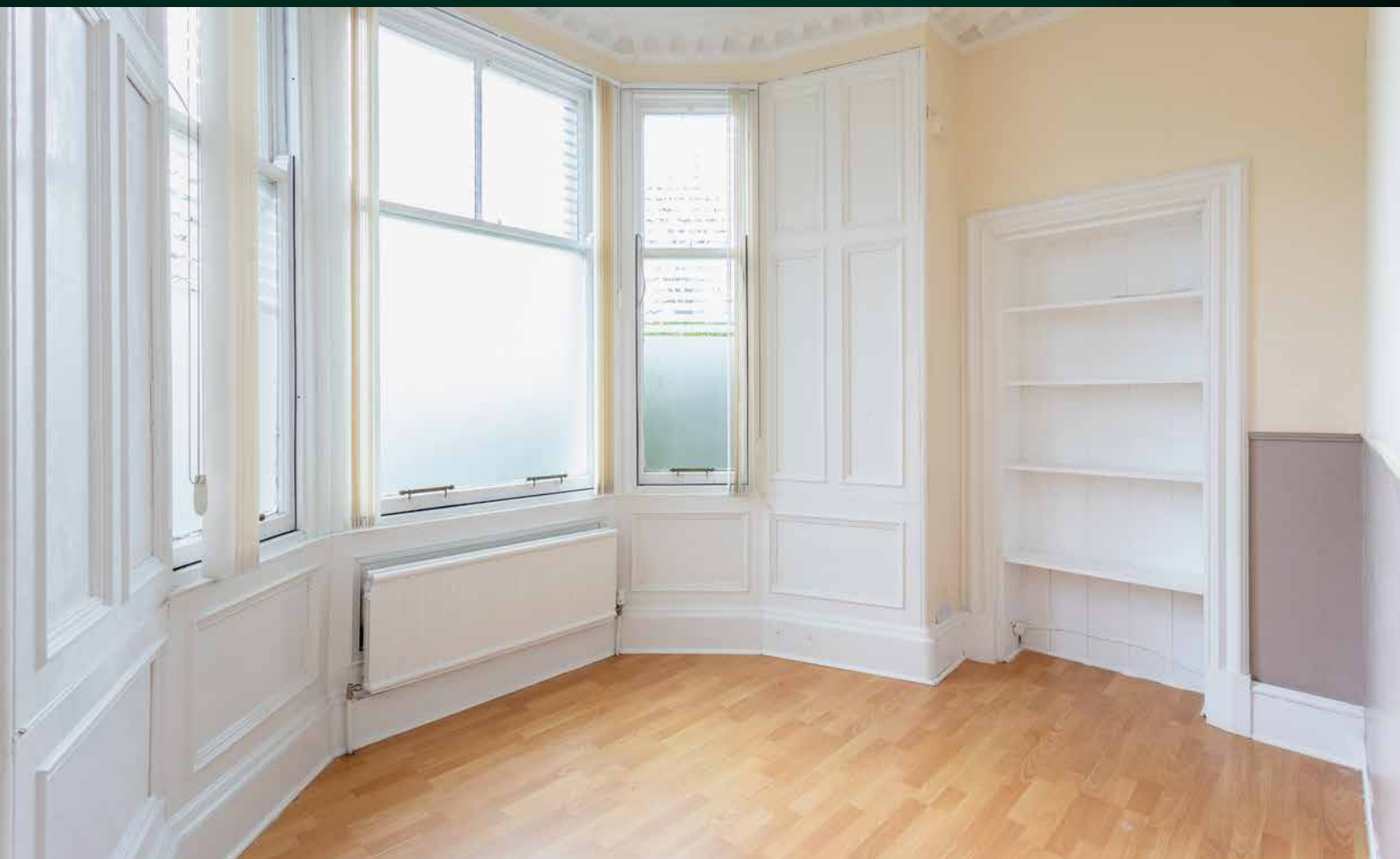
McEwan Fraser Legal is delighted to present to the market this truly distinctive period property, formerly home to two businesses, now with full planning permission to be converted into a highly versatile residential opportunity. Offering exceptional flexibility, the property could be used as two individual apartments, offering a compelling option for an investor, or transformed into one impressive and substantial family home, subject to the necessary alterations.

GROUND FLOOR RECEPTION



Accessed via the front door, the property opens into a welcoming vestibule with access leading through to the two existing parts.

GROUND FLOOR ROOM 1



GROUND FLOOR ROOM 2



GROUND FLOOR ROOM 3

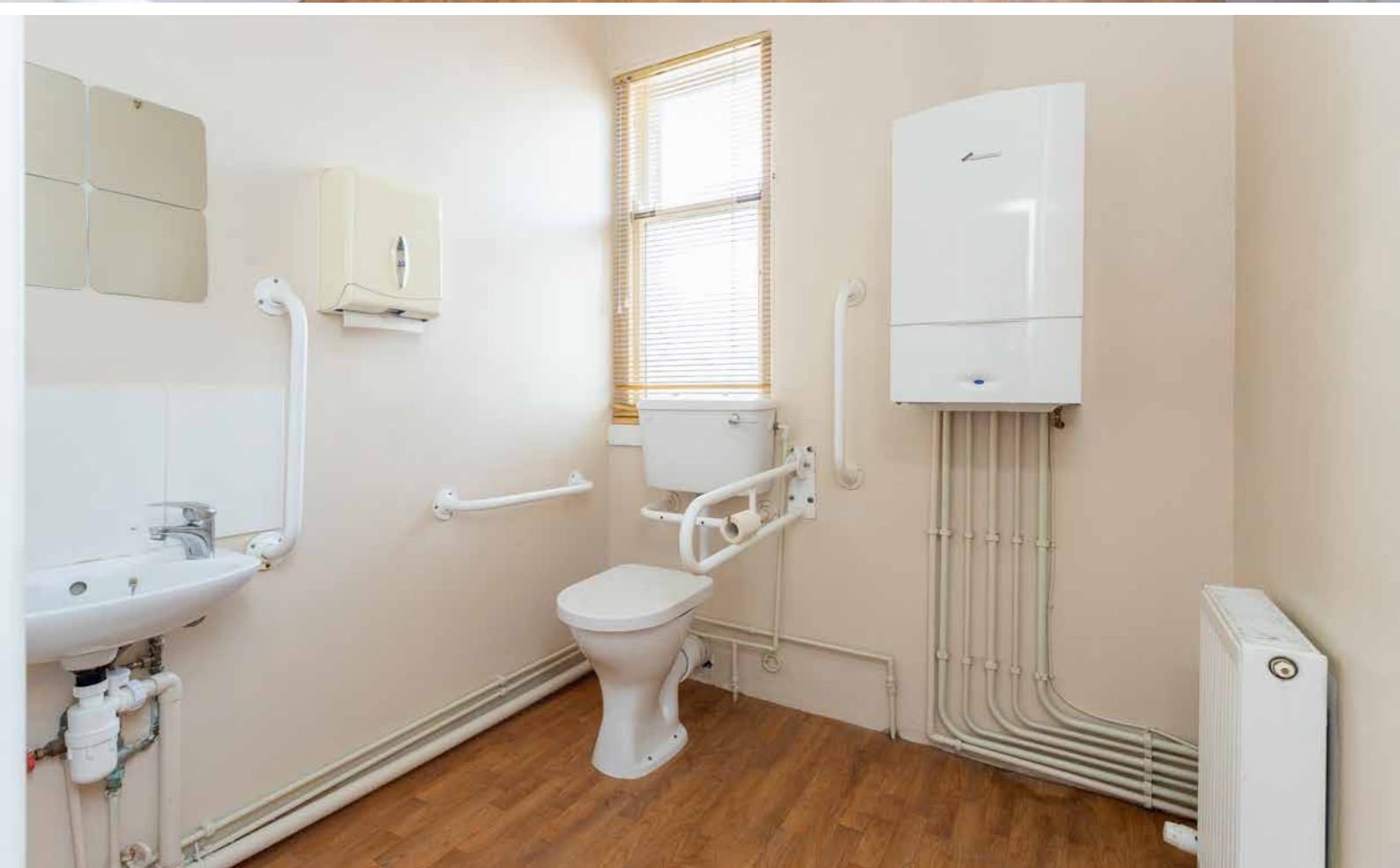
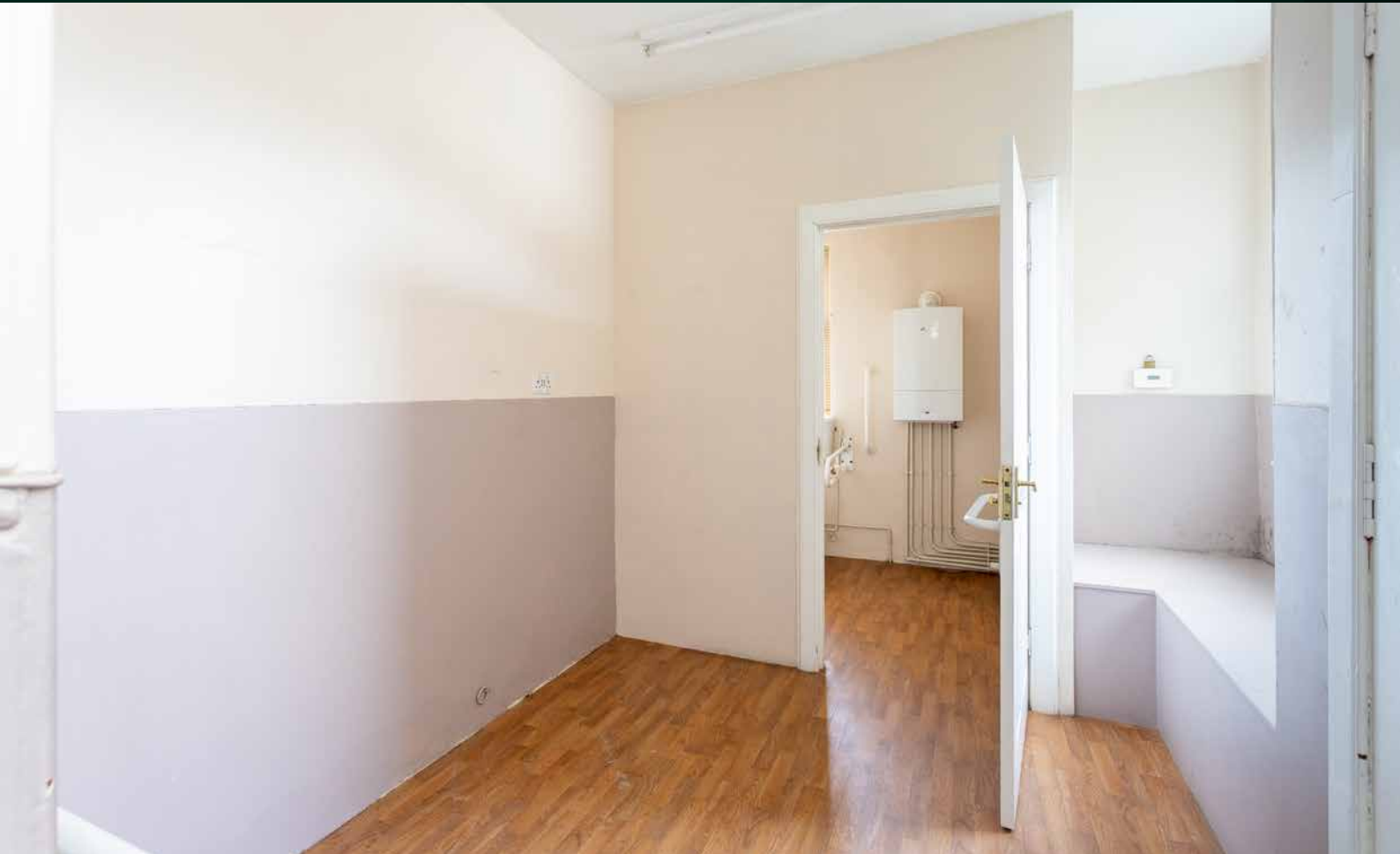


GROUND FLOOR

ROOM 4



GROUND FLOOR REAR PORCH & WC





The accommodation provides an excellent foundation for a variety of configurations and offers the new owner the opportunity to put their own stamp on this characterful home. The property would benefit from a programme of upgrading and modernisation, and is likely to appeal to buyers looking for a project with genuine potential.

FIRST FLOOR BATHROOM



FIRST FLOOR LOUNGE & KITCHEN



FIRST FLOOR BEDROOMS



BASEMENT ROOMS 1 & 2



BASEMENT ROOMS 3 & 4



BASEMENT KITCHEN



To the rear, there are fully enclosed private gardens, providing a generous outdoor space with excellent potential for landscaping or family enjoyment. A large outhouse also provides valuable additional space, subject to any required permissions. This is a rare opportunity to acquire a period property with character, versatility, and considerable potential. Whether retained as two separate apartments or reimagined as one fantastic family residence, this property offers scope for the new owner to undertake the necessary improvements and create something truly special. Early viewing is highly recommended to appreciate the scale, flexibility, and potential this unique property has to offer.

EXTERNALS

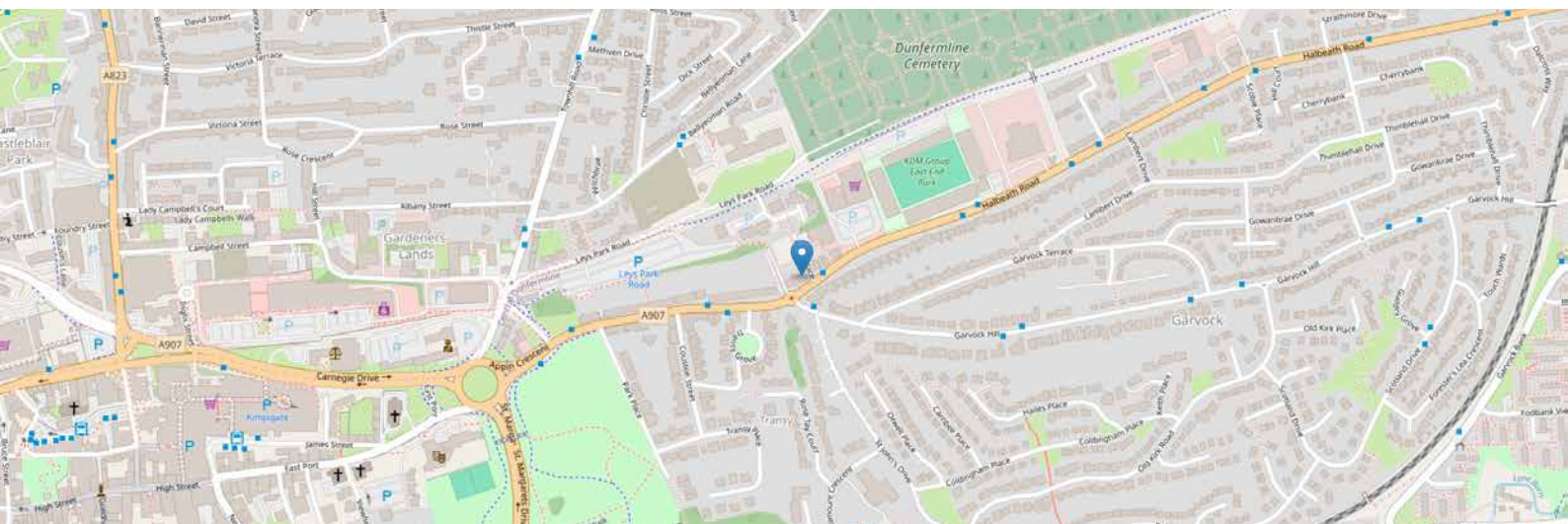


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 228m² | EPC Rating: E



THE LOCATION

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.





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, which is home to a 10-screen cinema, private health club, bingo, 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 in close 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.



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