



FOR SALE BY ONLINE AUCTION

AUCTION DATE:
18th June 2026 @ 2.30pm

GROUND FLOOR 2 BED
FORMER "MANAGERS FLAT"
WITH 4 SEPARATE BEDSIT
UNITS OVER GROUND AND
FIRST FLOORS

POTENTIAL REDEVELOPMENT
TO FORM SINGLE OR
MULTIPLE DWELLINGS

GUIDE PRICE = £200,000



VIDEO TOUR

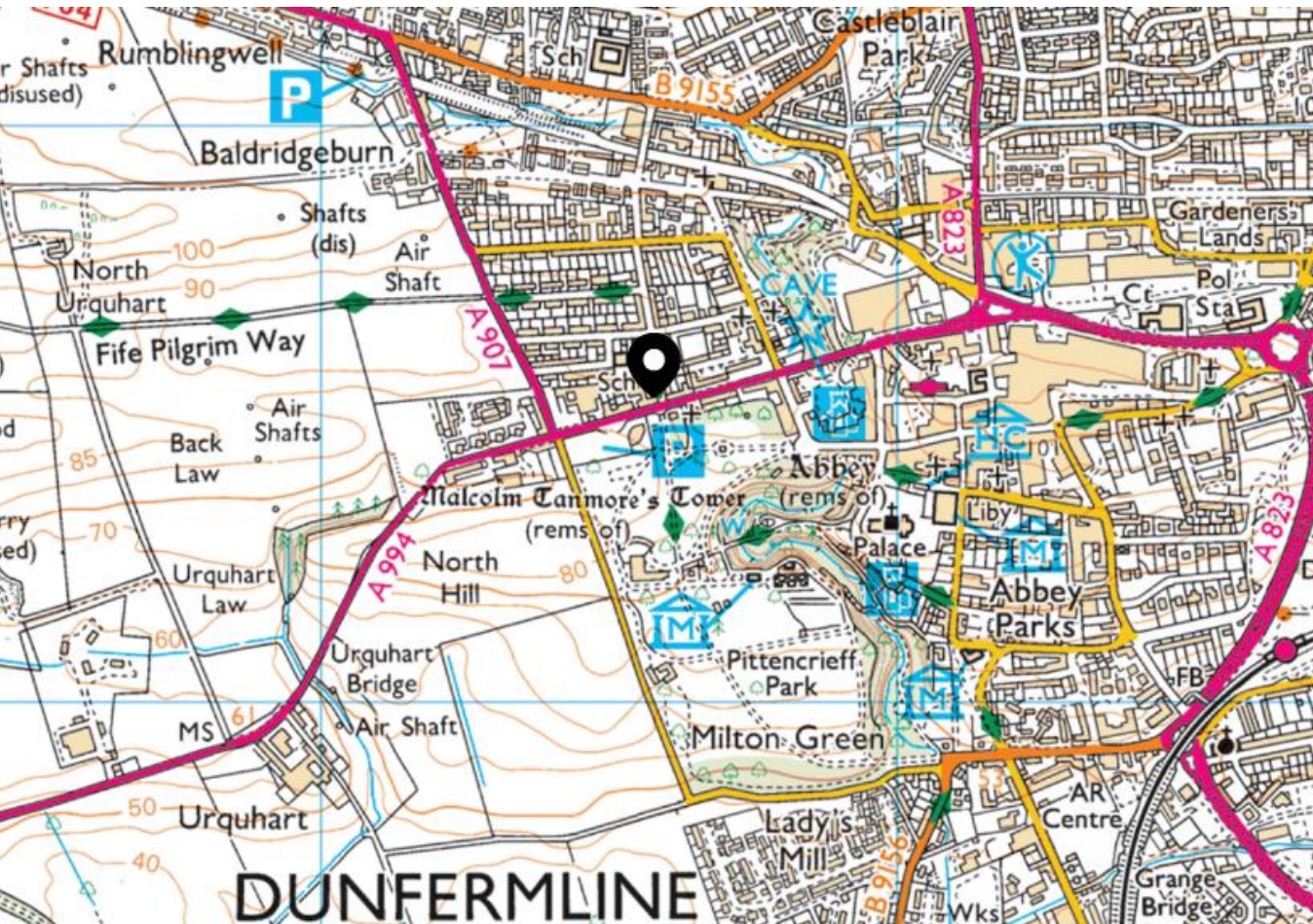
RESIDENTIAL INVESTMENT OPPORTUNITY
2-8 MAITLAND STREET & 88 PITTENCRIEFF STREET, DUNFERMLINE
KY12 8AN

CONTACT : g.russell@shepherd.co.uk | 01383 722337 | shepherd.co.uk


SHEPHERD
PROPERTY AUCTIONS



Location



LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. Dunfermline was granted city status in 2022. The city occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 motorway.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

Dunfermline also lies on the Fife Circle network which connects all of Fife's principal towns with Edinburgh to the south.

The subjects are situated on the north side of Pittencrieff Street at the junction with Maitland Street, a short distance west of Dunfermline City Centre. The subjects sit opposite Pittencrieff Park to the south.

Surrounding properties comprise a mix of residential dwellings with some commercial units including a car showroom along with the Glen Tavern public house to the west. Pittencrieff Primary School is also located adjacent to the north.



FIND ON GOOGLE MAPS



Description



DESCRIPTION

The accommodation comprises a 2-bed ground floor flat known as 88 Pittencrieff Road, along with a ground floor bedsit unit and three further bedsit units at first floor level, all of which are accessed to the rear via stone stairs leading from Maitland Street.

The property is of traditional stone construction with the roof over being multi-pitched and laid in slate. Windows are primarily timber sash and case design.

To the rear there is a substantial communal garden with mature grounds. The eastern and northern boundaries comprise stone boundary walls.

The subjects will require internal refurbishment and modernisation to varying degrees throughout.

88 Pittencrieff Road – (Former Managers 2-Bed Flat)

Accessed via a main door from stone stairs leading from Pittencrieff Road. Internally the subjects comprise 2 bedrooms, lounge, kitchen and bathroom.

Please note at present this unit appears as a “home” and is classed as non-domestic property and as such is listed on the valuation roll for non-domestic rates payments.

2026 Rateable Value - £3,200.

2-8 Maitland Street – 4 Bedsit Units

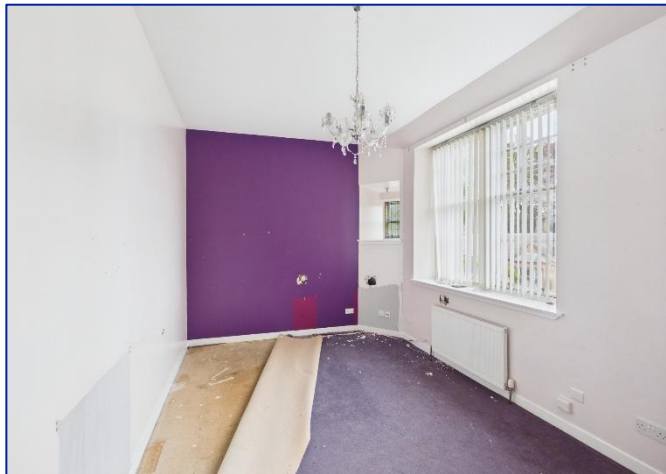
Accessed via stone stairs leading from Maitland Street. Internally each unit comprises an open plan lounge/bedroom with separate kitchen and toilet/shower/bath facilities.

All bedsit units are currently rated band “A” for council tax purposes.

Potential purchasers are encouraged to satisfy themselves with regards all council tax and non-domestic rates matters.



Description



Services / Utilities

The building benefits from a fire alarm system and there are mains electrical and gas connections with each unit having gas fired central heating systems.

Please note no certification or warranties are available for the utilities/service connections or equipment, and for the avoidance of doubt the building will be sold as seen.

Planning

Potential purchasers are encouraged to make their own enquiries with regards planning use and any necessary change of use planning requirements or implications regarding the mixed-use nature of the property.

ACCOMMODATION

	m ²
88 Pittencrieff Road – (Ground Floor 2 Bed Flat)	72
2 Maitland Street – (Ground Floor Bedsit)	33
4 Maitland Street – (First Floor Bedsit)	30
6 Maitland Street – (First Floor Bedsit)	27
8 Maitland Street – (First Floor Bedsit)	35

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The Detail

Auction Date

The auction will be held on 18th June at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £200,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

Buyer Fees

The buyer's fee is 2% plus VAT, subject to a minimum fee of £2,000 plus VAT.

Legal Pack

The legal pack will be available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPCs for each unit are available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Gavin Russell

g.russell@shepherd.co.uk

Shepherd Chartered Surveyors

The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU

t: 01383 722337



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MAY 2026

