

PDC APPLICATION  
 PROPOSED DEVELOPMENT  
 NEW ROW  
 DUNFERMLINE  
 DRAINAGE PLAN  
 22765-200

VIEW OF APPLICATION SITE FROM NEW ROW

LOCATION PLAN

Scale in Meters = 1:200

Crown Copyright and database rights 2020 OS Licence no. 100057546

GATESIDE DESIGN  
 117-119 New Row  
 DUNFERMLINE  
 MR S ADAMSON  
 MR J R MITCHELL  
 MR J R MITCHELL  
 MR J R MITCHELL

VIEW OF APPLICATION SITE FROM NEW ROW

LOCATION PLAN

Scale in Meters = 1:200

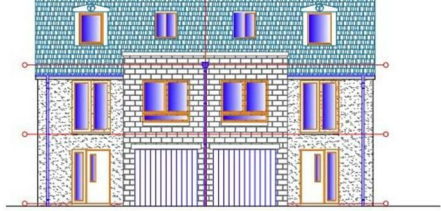
Crown Copyright and database rights 2020 OS Licence no. 100057546

GATESIDE DESIGN  
 117-119 New Row  
 DUNFERMLINE  
 MR S ADAMSON  
 MR J R MITCHELL  
 MR J R MITCHELL  
 MR J R MITCHELL

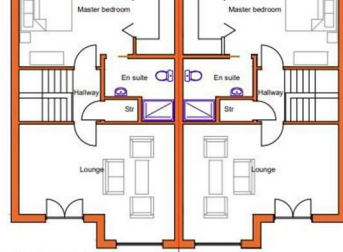
PLOT 1  
 100 sqm garden amenity space  
 PLOT 2  
 100 sqm garden amenity space  
 100 sqm garden space (to approved scheme)  
 SITE PLAN  
 Scale in Meters = 1:200  
 Crown Copyright and database rights 2020 OS Licence no. 100057546  
 GATESIDE DESIGN  
 117-119 New Row  
 DUNFERMLINE  
 MR S ADAMSON  
 MR J R MITCHELL  
 MR J R MITCHELL  
 MR J R MITCHELL



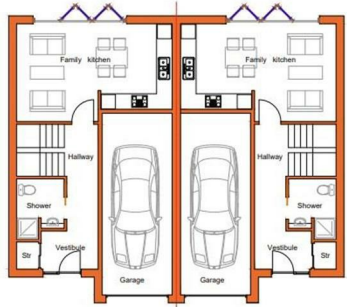
117-119 New Row, Dunfermline, KY12 7DZ  
Offers Over £135,000



Proposed front elevation 1:100



First floor 1:100



Ground floor 1:100

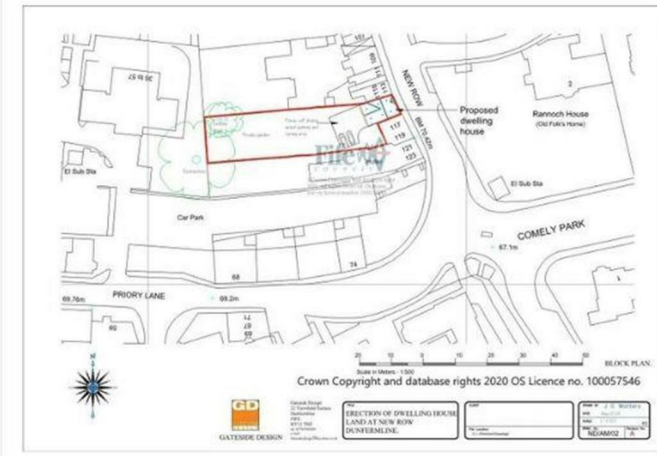


Gate Side Design  
22 Viewfield Terrace  
Dunfermline  
FF6 7...  
www.gateside-design.co.uk

Client  
Residential development  
on land at 117,119 New Row

Client  
Mr Scott Adamson

Drawn By J G Watters  
Date: May 2023  
Scale: 1/2000  
4/1



Crown Copyright and database rights 2020 OS Licence no. 100057546



Client  
Residential development  
on land at 117,119 New Row

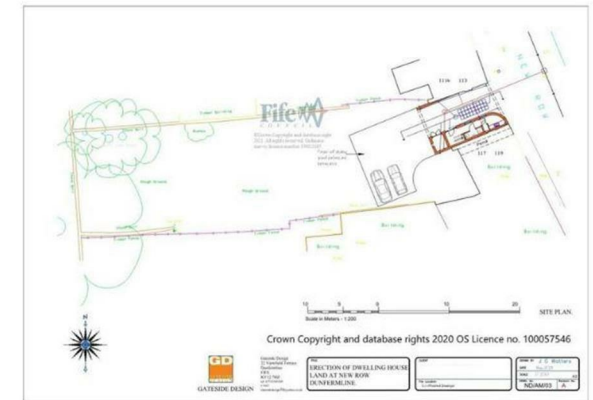
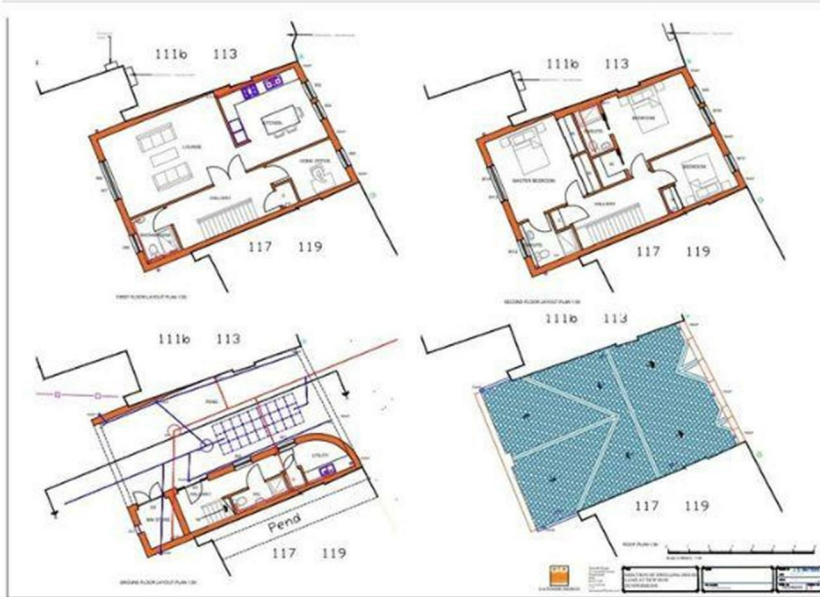
Client  
Mr Scott Adamson

Drawn By J G Watters  
Date: May 2023  
Scale: 1/2000  
4/1

An exciting and excellent development opportunity in the heart of the city centre within a five minute walk of Dunfermline Railway Station and all local amenities at your fingertips. The site extends to approx. a 0.22 acre site with planning approved for a single storey detached dwelling house and two semi detached townhouses (outline planning for townhouses) The accommodation would comprise four bedrooms, two en-suites with garages and off street parking. Plans available via Morgans.







**LOCATION**

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.





SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.