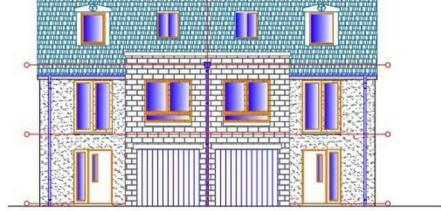
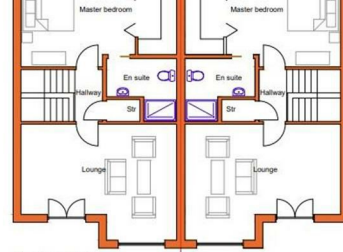


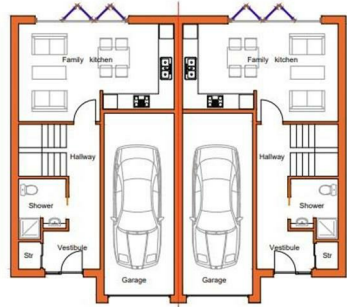
Plot at 117-119 New Row, Dunfermline, KY12 7DZ
Offers Over £135,000



Proposed front elevation 1:100



First floor 1:100



Ground floor 1:100

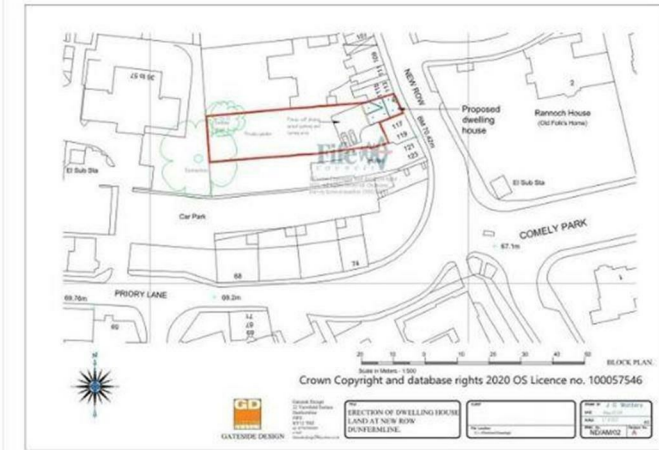


Gate Side Design
22 Viewfield Terrace
Dunfermline
Fife KY11 1AA

Residential development
on land at 117,119 New Row

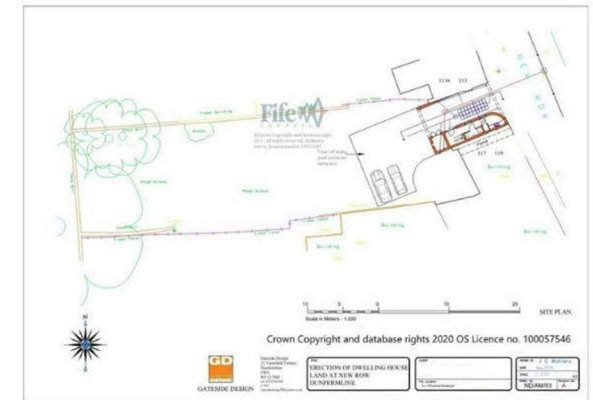
Client
Mr Scott Adamson

Drawn by J & G Waters
Date May 2023
Scale 1/2000



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 approximately a 0.22 acre site with two planning applications with full planning approved for a single storey detached dwelling house and a further two semi detached townhouse style homes. Ref 21/00398/FULL and Ref 24/01623/FULL.





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.



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