

**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	Residential development on land at 117-119 New Row DUNFERMLINE	MR S ADAMSON	MR J R BROTHERS
01753 622222	01753 622222	01753 622222	01753 622222

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	Residential development on land at 117-119 New Row DUNFERMLINE	MR S ADAMSON	MR J R BROTHERS
01753 622222	01753 622222	01753 622222	01753 622222

PLOT 1  
100 sqm garden amenity space

PLOT 2  
100 sqm garden amenity space

HEALTH AND SAFETY

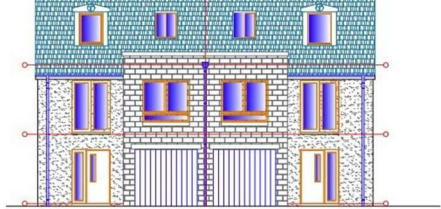
22765-200

Crown Copyright and database rights 2020 OS Licence no. 100057546

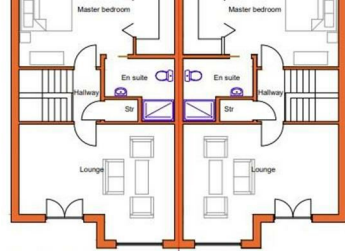
GATESIDE DESIGN	Residential development on land at 117-119 New Row DUNFERMLINE	MR S ADAMSON	MR J R BROTHERS
01753 622222	01753 622222	01753 622222	01753 622222



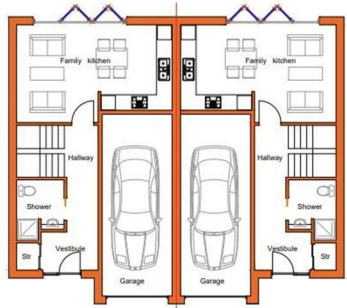
Plot at 117-119 New Row, Dunfermline, KY12 7DZ  
Offers Over £135,000



Proposed front elevation 1:100



First floor 1:100



Ground floor 1:100

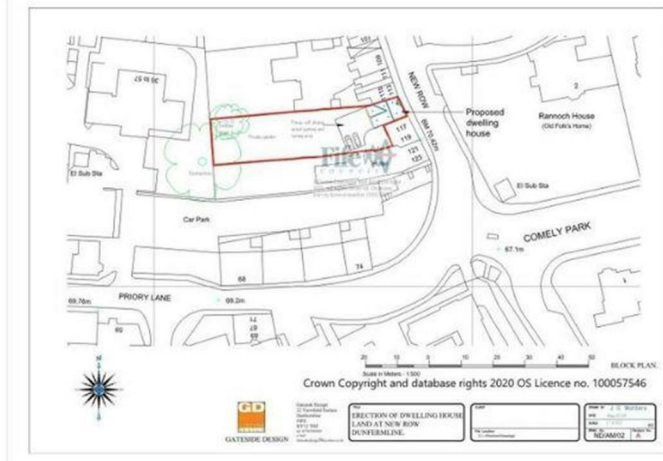


GateSide Design  
22 Viewfield Terrace  
Dunfermline  
FF6 7...  
www.gdsd.co.uk

PROJECT  
Residential development  
on land at 117,119 New Row

CLIENT  
Mr Scott Adamson

DRAWN BY J G Watters  
DATE Mar 2023  
SCALE 1/2000



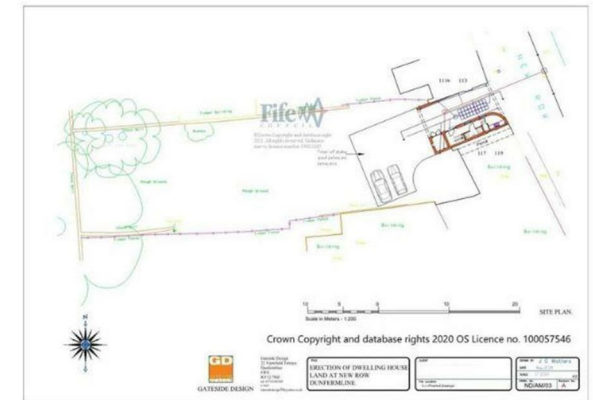
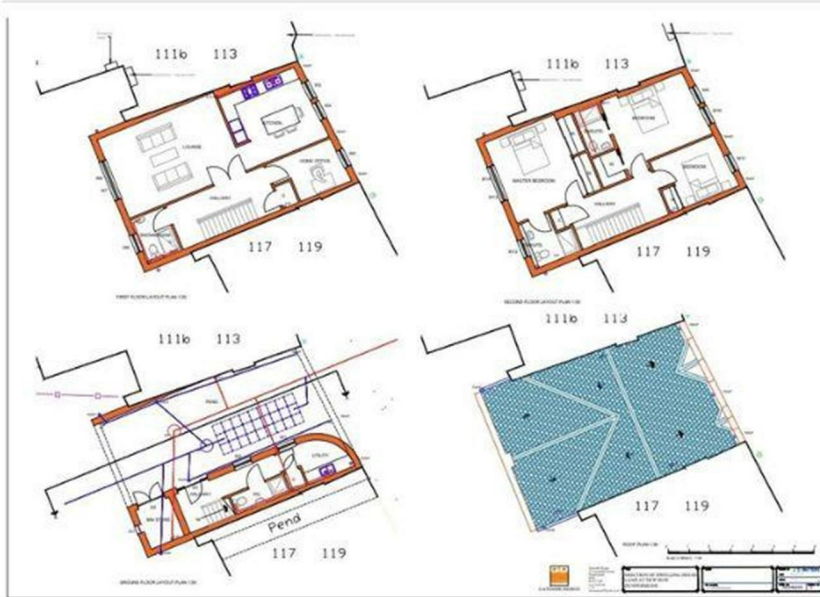
Crown Copyright and database rights 2020 OS Licence no. 100057546



SECTION OF DWELLING HOUSE  
LAND AT NEW ROW  
DUNFERMLINE

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.





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.