



**Morgans**

**SOLICITORS**

Viewfield Terrace Plot (approx. 1,680m<sup>2</sup>), Dunfermline, KY12 7HY  
Offers in the Region £140,000



## land origin

Viewfield House and gardens was commissioned by James Blackwood, the Provost of Dunfermline and constructed during 1808. Nestled amidst expansive grounds adorned with encircling trees, this grand estate embodied the architectural fusion of Palladian style on its exterior and Adamesque elegance within.

In 1915, the Carnegie Trust acquired Viewfield House, subsequently repurposing it as the location for their Craft School from 1920 onward. During World War II, the house temporarily housed the Woman's Royal Navy Service from 1940 to 1945, a reflection of the era's shifting demands and priorities. Post-war, ownership reverted to the Trust, though the house ceased operations in 1963.

Following its closure, the legacy of Viewfield House endured through the initiative of its former students, who established the Dunfermline Arts and Crafts Guild and in 1971 the property received listed building status. Until 1980, the guild upheld the tradition of craftsmanship through a variety of classes conducted at the house.

Although much of the expansive land surrounding Viewfield House was sold in the late nineteenth century, a noteworthy exception existed. A parcel of land directly south of Viewfield House bore a burden prohibiting construction for a century, leading to the establishment of a tennis court for the occupants of Hartley House. This unique provision offers a glimpse into the intricate legal and social dynamics shaping the landscape of Viewfield House and Terrace.

# land situation

Nestled in the historic city of Dunfermline, amidst fine traditional period homes within the most sought-after residential area is this truly rare parcel of land. The plot is very private with a feeling of seclusion and peacefulness, set within perimeter stonewalls which are lined with tall mature trees and shrubbery offering privacy from passers-by.

The plot holds a prestigious and historical location within Dunfermline and is truly unique within the Dunfermline conservation area in a highly sought after setting. Dunfermline's historic Public Park, with its tree-lined walkways and B-listed bandstand, lies to the east of the property's boundary, affording the house its edge-of-village style setting with a short walk to the Dunfermline City train station for commuting to Edinburgh and the Fife Circle.

On entering the plot, there is a spacious private driveway, where there is generous parking for multiple vehicles and ample turning space. The house is set in an elevated position upon the terraced land with the front affording an attractive outlook over the garden and glimpses the Pentlands beyond. Viewfield Terrace is within easy walking distance of the city's foremost amenities.





## land permission

Permission (22/04152/FULL) provides private vehicular access, substantial gardens and the opportunity to build a contemporary detached villa. Through views offers the house a sense of transparency and lightness with double height space that encourages natural light and a dramatic atmosphere. While there is a clear differentiation of space, these also have the ability to slide doors open and the visual generosity of the entire space is revealed.

(an artist's impression of the currently approved executive detached villa is shown for illustrative purposes only)



## land features

The gardens are lent character by traditional stone walling with quaint gate and a great many mature trees, including a white magnolia, which combine to afford the house a genuine sense of privacy and seclusion.

(an artist's impression of the currently approved private entrance is shown for illustrative purposes only)

## history, culture & services

Your future building plot on the leafy Viewfield Terrace holds more than just potential - it's surrounded by the rich tapestry of Scotland's storied past. Once the ancient capital of Scotland, Dunfermline boasts a heritage dating back to the 11th century, with landmarks like Dunfermline Abbey, final resting place of Robert the Bruce, and the grandeur of Dunfermline Palace, offering a glimpse into the kingdom's regal history. Each cobblestone street whispers tales of monarchs and moments that shaped the nation, providing a backdrop of unparalleled charm and historical significance for your new venture.

Beyond its captivating history, Dunfermline pulses with vibrant cultural offerings and modern amenities. Immerse yourself in the arts at the Carnegie Hall, where world-class performances grace the stage regularly, or explore the rich artistic heritage at the Dunfermline Carnegie Library & Galleries. For a taste of local flair, the Alhambra Theatre promises evenings filled with entertainment and laughter. When it comes to shopping, Dunfermline's bustling town centre beckons with a blend of high-street favourites and unique boutiques, while the Kingsgate Shopping Centre provides a one-stop destination for all your retail desires. With its dynamic mix of culture, entertainment, and shopping opportunities, Dunfermline ensures that life on Viewfield Terrace is as enriching as it is convenient.

Fife and its neighbouring counties offer a wealth of pleasant scenery to enjoy, with coastal walks including the Fife Coastal Path, the Ochil Hills and Loch Leven all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course, the fabled 'Home of Golf'. Dunfermline's proximity to the Capital and excellent connections into the arterial transport network of Central Scotland cements its popularity.

The local railway station is only minutes away and provides a regular service to Edinburgh with intercity links to other parts of the UK. 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 and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Edinburgh's airport is approximately a 15 mile drive and offers a wide range of flights to domestic and international destinations. There are regular and convenient bus services both local and national.



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