



Watermans

18-20 New Row

Dunfermline, Fife, KY12 7EF



Welcome

from the Watermans Team, to the property at:

18-20 New Row

Dunfermline, Fife, KY12 7EF

Unique opportunity offering a former Masonic Lodge building dating back to 1904, comprising a three-bedroom, two-bathroom first-floor flat and a ground-floor property that is ready for development, with permission granted for change of use to a three-bedroom home.

We hope you love this property as much as we do.



Watermans



Summary of the accommodation

General Features

Unique and exciting opportunity
First-floor residential flat and ground-floor property for
development into a three-bedroom home
Former Masonic Lodge dating back to 1904

Accommodation Features

First-floor flat:

Main-door ground-floor entrance and first-floor hall
Views of the three bridges
Living room with French doors onto balcony
Stylish, contemporary and fully integrated kitchen
with separate utility room
Three generous double bedrooms
Modern bathroom with rainfall shower-over-bath
Chic, modern shower room
Gas central heating system
Double-glazed windows throughout
EPC Rating - D

Ground-floor property:

Planning permission and building warrant granted for
change of use to three-bedroom home
In shell condition with exposed stone walls and ready for
development/conversion
Commercial EPC Rating – D

External Features

Good-sized balcony with space for alfresco dining furniture
Permit available from council for parking in nearby car park



Former Masonic Lodge dating back to 1904

First-floor residential flat and ground-floor property for development into a three-bedroom home

This former Masonic Lodge in Dunfermline dates back to 1904 and offers a unique opportunity for residential use and development, with a three-bedroom, two-bathroom first-floor flat, finished to a beautiful modern standard, and a ground-floor property with planning permission and a building warrant already in place for change of use to a three-bedroom dwellinghouse. The property is situated in the heart of Dunfermline and therefore enviably close to the excellent amenities it has to offer, such as a wealth of shops, including the Kingsgate Shopping Centre, regular transport links (Dunfermline City train station is a short walk away), schools at primary and secondary levels, a Fife College campus, wide-ranging pubs, restaurants, cultural and entertainment venues, and lovely green spaces.



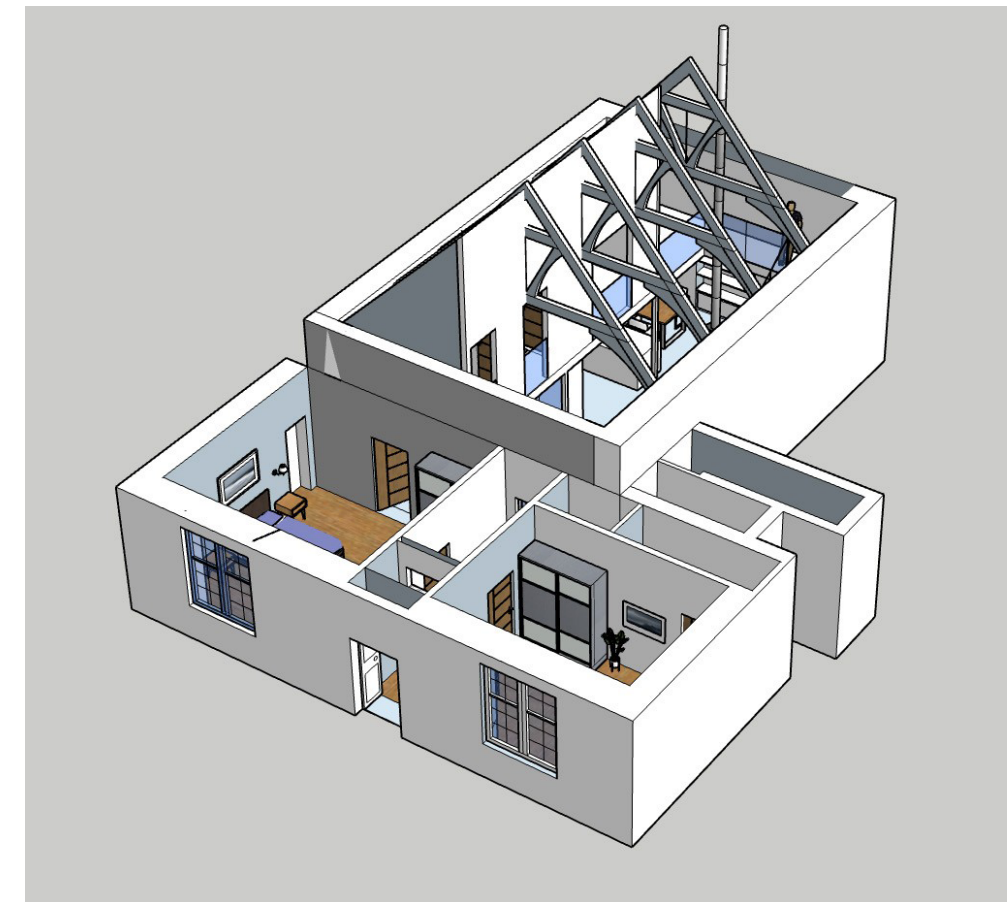
Ground floor property

Prime development opportunity

The ground-floor property is an exciting blank canvas for the buyer to create a three-bedroom home, with planning permission and a building warrant already granted for change of use (Watermans to confirm if PP reference number should be mentioned here). It is in shell condition with exposed stone walls and ready for conversion into a modern home, to be lived in or sold on.



The ground floor property is in shell condition (currently a main hall and two additional rooms) with stone walls and exposed beams, and it is ready for conversion into a modern home to be lived in or sold on. 3D images have been supplied to indicate what the layout of the home could look like after conversion.





First-floor flat

Main-door ground-floor entrance and first-floor hall

The Entrance

Welcoming you inside



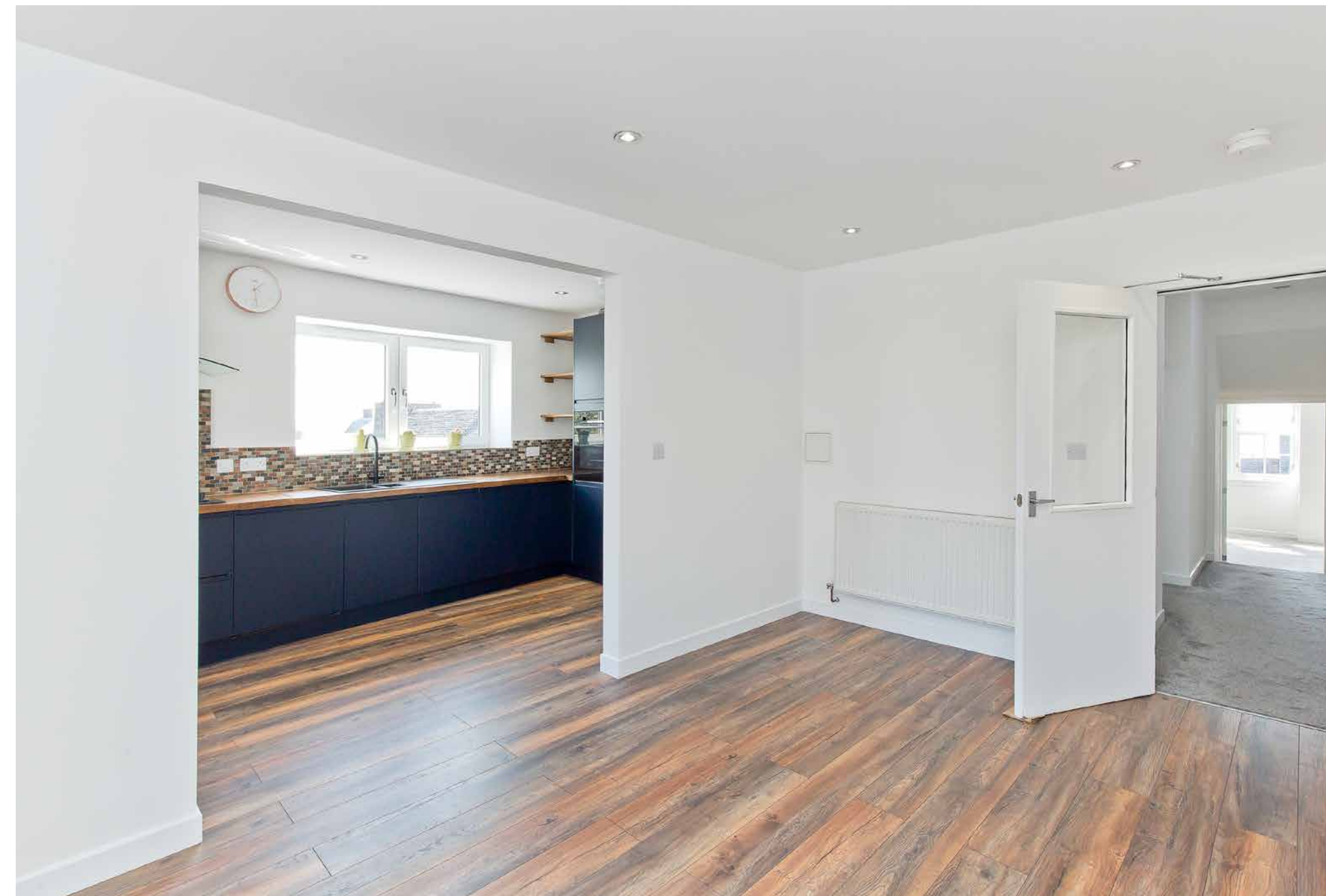
The flat has a private entrance to the side of the building, where stairs take you to a hall on the first floor, immediately setting the tone for the immaculate interiors to follow with crisp-white décor and a plush carpet.



The living room

Bright reception room with doors onto balcony

The living room occupies a generous footprint, therefore offering plenty of space for configurations of lounge furniture, with French doors extending the space outside onto a good-sized balcony. The living room is neutrally decorated and fitted with wood-styled flooring, and it flows openly into the kitchen, perfect for everyday life and entertaining alike.





The kitchen

Well-appointed and modern cooking space

The dual-aspect kitchen enjoys lovely views and is very well-appointed with a wide range of navy-blue cabinetry, a spacious wood-styled worktop, and mosaic-style splashback tiling. A full complement of neatly integrated appliances comprises an oven, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher, whilst a separate utility room provides a discrete space for laundry appliances.





Three spacious bedrooms *for a restful night's sleep*

The flat's three double bedrooms are spacious and airy, and all three continue the pristine presentation of the preceding accommodation with white décor and comfortable fitted carpets. All three sleeping areas are fronted by southwest-facing dormer windows capturing sunny natural light.



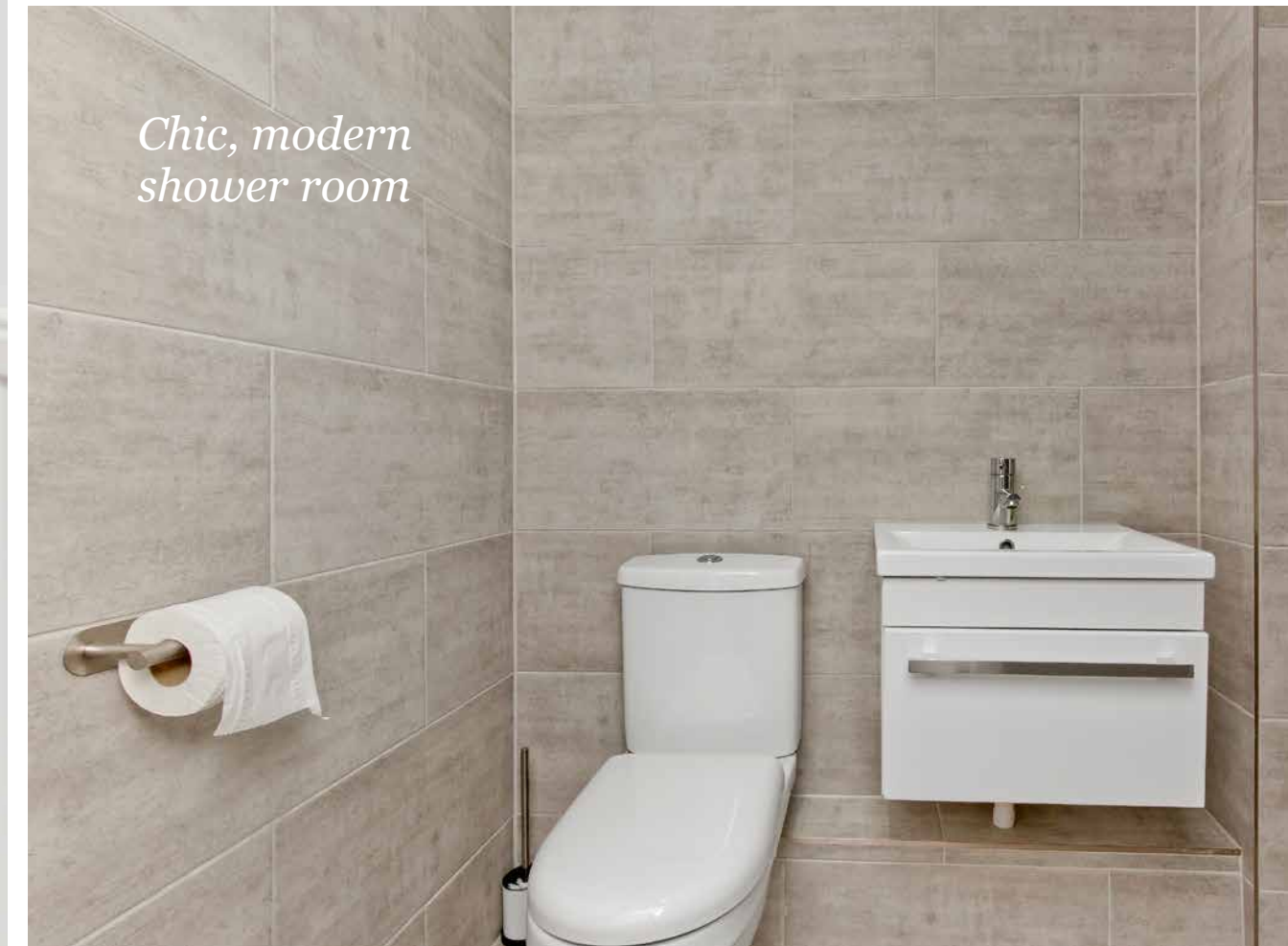
Modern bathroom *with rainfall shower-over-bath*



Two stylishly appointed washrooms

The property accommodates two attractively appointed and chicly tiled washrooms: one shower room and one bathroom. The former comprises a large shower enclosure, a basin set into vanity storage, and a WC, whilst the latter comes complete with a bath with an overhead rainfall shower, handset, and glazed screen, a vanity unit with a basin inset, and a WC.

The flat is kept warm by a gas central heating system and benefits from double glazed windows.



*Chic, modern
shower room*





Property Name

18-20 New Row

Location

Dunfermline, KY12 7EF

Approximate total area:

266.6 sq. metres (2869.7 sq. feet)

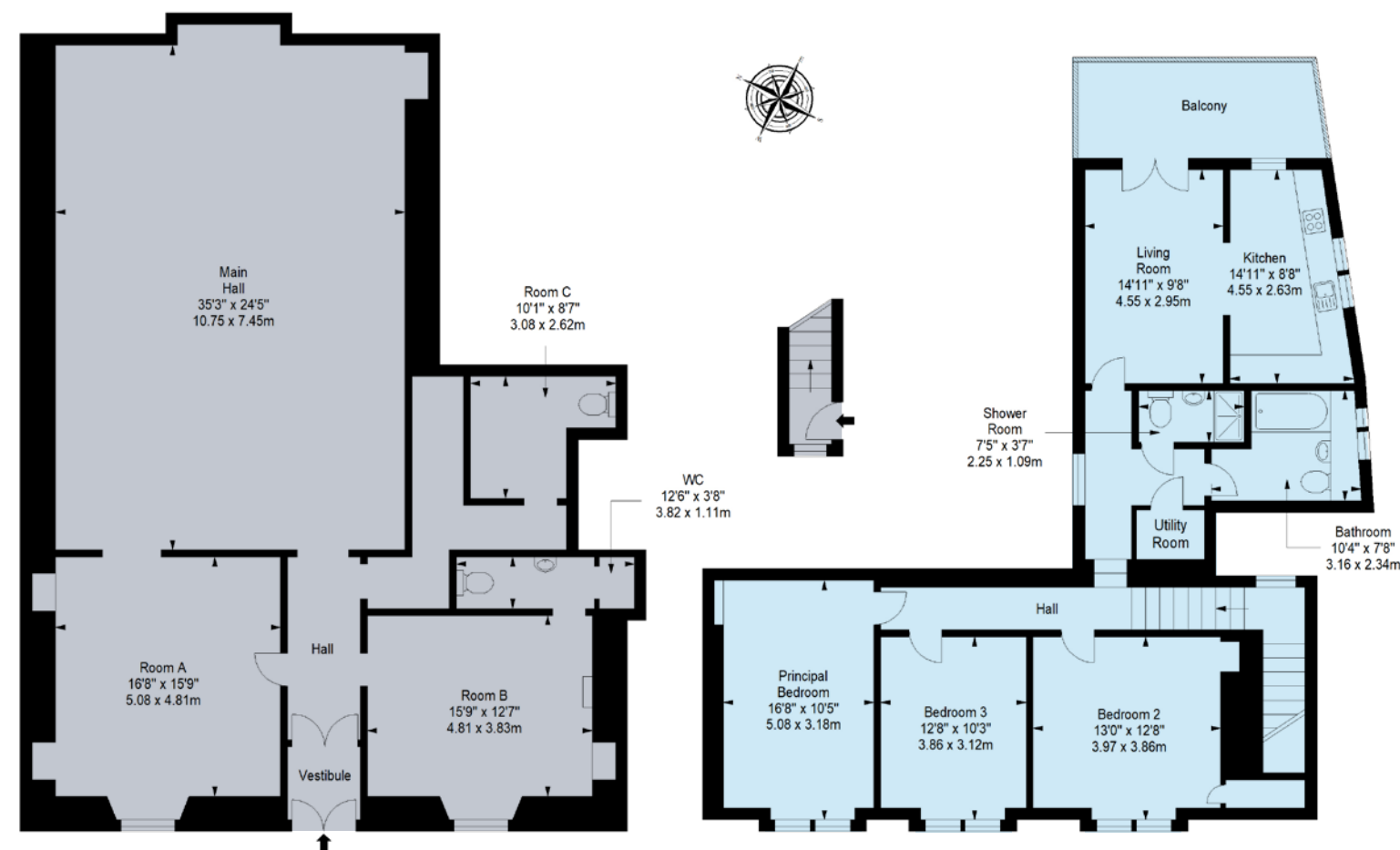
Ground Floor



First Floor



The floorplan is for illustrative purposes. All sizes are approximate.



Spacious balcony *and resident parking permit*

The spacious balcony leading off the living room provides an ideal outdoor space to relax, and it is perfect for morning coffee, and evening tipple, or an alfresco meal. A parking permit can be obtained from the council to allow the flat owner to park in a nearby car park.



“Alongside its rich heritage, Dunfermline boasts the outstanding facilities associated with a modern city...”



Dunfermline is a city and former Royal Burgh in Fife and is of considerable historic significance with venues such as the Royal Palace and 12th-century Dunfermline Abbey, which is the final resting place of Robert the Bruce. Alongside its rich heritage, Dunfermline boasts the outstanding facilities associated with a modern city, including a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities.

The city also boasts two theatres – Alhambra Theatre and Carnegie Hall – both of which host a varied programme of live music, theatre and events. Nearby Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Bannatyne Health Club with a gym and spa, a garden world and a good selection of restaurants. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep, with woods, lochs and hiking paths all just outside the city.

Schooling is catered for from nursery to secondary level and Fife College provides tertiary education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links and the M90 ensuring a swift and convenient commute into the heart of the capital.





Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0131 555 7055

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 430 7055

property@watermans.co.uk
www.watermans.co.uk

