

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



Flat 3, Viewfield House, Dunfermline, KY12 7HY
Offers Over £179,500





Step into timeless elegance at Viewfield House, Flat 3 is a unique, stunning ground floor flat forming part of a distinguished Palladian villa, built circa 1808 for the Lord Provost of Dunfermline, nestled in the heart of Dunfermline. Large entrance hall, Hall, Beautiful and generously proportioned open planned Lounge/Dining and Kitchen (with Large Island), Double bedroom with stairs leading to the mezzanine level dressing room, Spacious Bathroom with stairs leading down to modern Shower room and utility room. Large Sash and case windows. Gas central heating. Category B Listed building. Full of charm and History. A wealth of period features retained including working shutters, fireplace, cornicing. Shared garden area. Private parking. Immaculately presented. Modern decor. EPC - D. Council Tax - A. Freehold.

FLAT 3, VIEWFIELD HOUSE, VIEWFIELD TERRACE

Welcome to Viewfield House, a distinguished Palladian villa nestled in the heart of Dunfermline. Built circa 1808 for James Blackwood, the Provost of Dunfermline, this three-storey sandstone residence blends classical architecture with rich local heritage. With its symmetrical façade, rusticated ground floor, graceful Palladian windows and many internal period features, Viewfield House exudes grandeur. Originally surrounded by a substantial park, the property has been thoughtfully adapted over the centuries while retaining its stately charm. Located just minutes from Dunfermline's vibrant town centre, with excellent transport links to Edinburgh and beyond, this property combines heritage, convenience, charm, character and style. Own a piece of Dunfermline's story-and make it yours!

LOCATION

Shopping & Essentials: Located just a short walk from Dunfermline city centre, residents have easy access to supermarkets, pharmacies, banks, and boutique shops.

Dining & Cafés: The area offers a variety of restaurants and cafés offering cuisine from around the world.

Parks & Recreation: Viewfield House sits within Viewfield Park, offering green space right at your doorstep. Pittencrieff Park and Dunfermline Public Park are also nearby for leisurely walks and family outings.

Culture & Entertainment: Dunfermline Abbey, Carnegie Hall, and the Alhambra Theatre provide rich cultural experiences, while local pubs and live music venues add to the vibrant social scene.

Transport Links: Dunfermline Town railway station is just around the corner, offering direct connections to Edinburgh and beyond

PROPERTY - GROUND/BASEMENT FLOOR FLAT

- Built in 1808 for Provost of Dunfermline
- Carnegie Trust Craft School from 1920
- The house was used by the WRNS from 1940 to 1945
- Dunfermline Arts and Crafts Guild till 1980
- Converted into flats in 1982
- Wealth of Period features
- Gas central heating
- Shared garden/Drying area
- Residents Parking
- Good storage accommodation

ACCOMMODATION

Entrance Hall 4.83 m x 3.50 m / 15'10" x 11'6"

Hall 1.90 m x 1.83 m / 6'3" x 6'0"

Large open plan living area - 6.60 m x 8.91 m / 21'8" x 29'3"

Lounge 6.60 m x 5.94 m / 21'8" x 19'6"

Breakfasting Kitchen 6.30 m x 2.97 m / 20'8" x 9'9"

Walk in Pantry 1.90 m x 1.80 m / 6'3" x 5'11"

Double Bedroom 4.72 m x 3.73 m / 15'6" x 12'3"

Mezzanine Dressing Room 4.72 m x 3.61 m / 15'6" x 11'10"

Bathroom 3.81 m x 3.30 m / 12'6" x 10'10"

Shower Room 2.10 m x 1.60 m / 6'11" x 5'3"

Utility Room 4.72 m x 1.24 m / 15'6" x 4'1"

Garden

There is a shared garden/drying area to the rear of the property. There is a court yard area on the lower ground floor accessed directly from the utility room.

PARKING

There is a residents car park to the rear of the property.

HEATING

Gas central heating. Boiler was replaced approx 4 years ago.

EXTRAS

All the fitted blinds are included in the sale price.

HOME REPORT

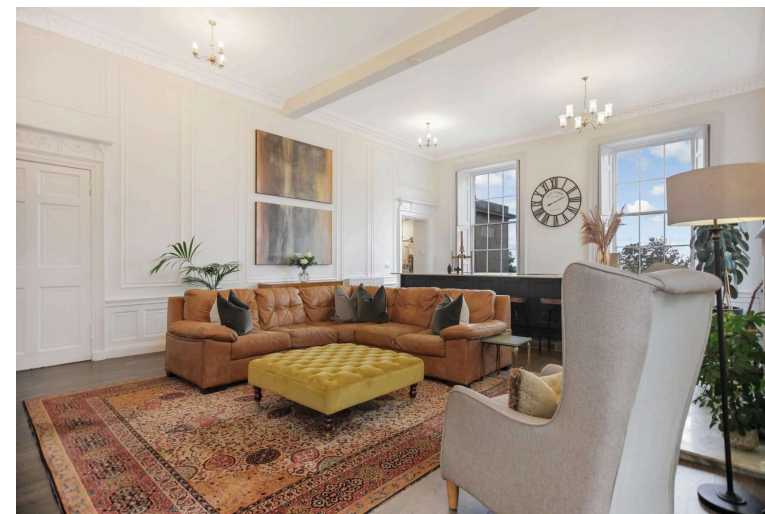
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

LISTED BUILDING

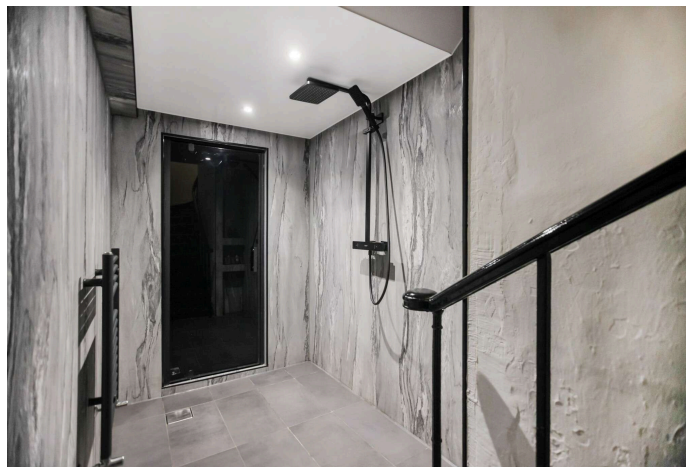
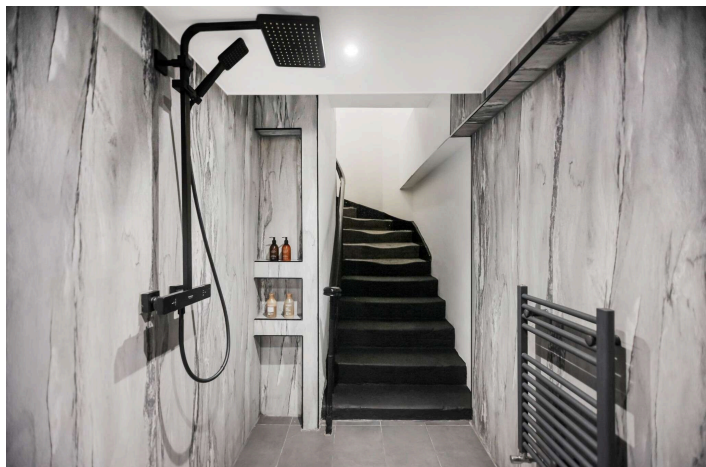
Designated as a Category B listed building, Flat 3, Viewfield House offers a rare opportunity to own a piece of Dunfermline's architectural legacy. Whether you're drawn by its historical significance or its elegant proportions, this property promises character, prestige, and a story worth continuing.

Viewfield House even has it's own Wikipedia page -

https://en.wikipedia.org/wiki/Viewfield_House,_Dunfermline













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

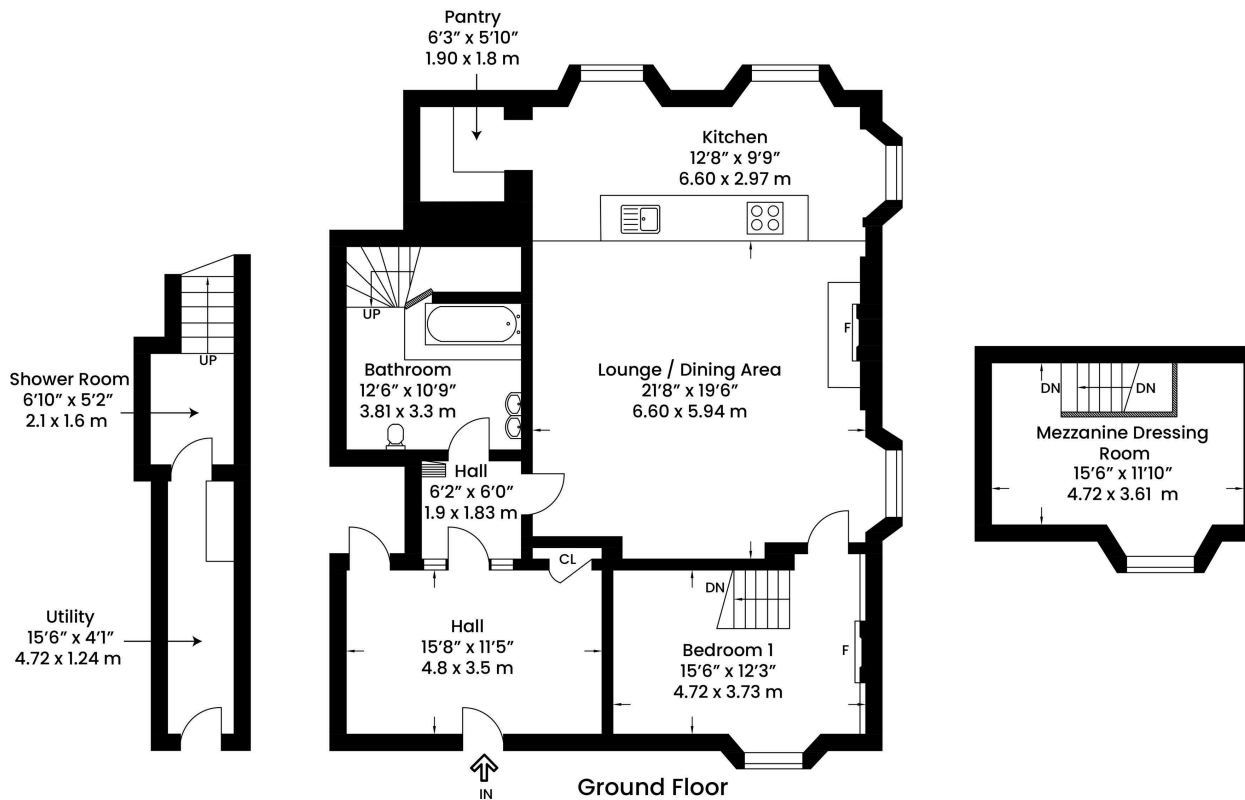
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

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