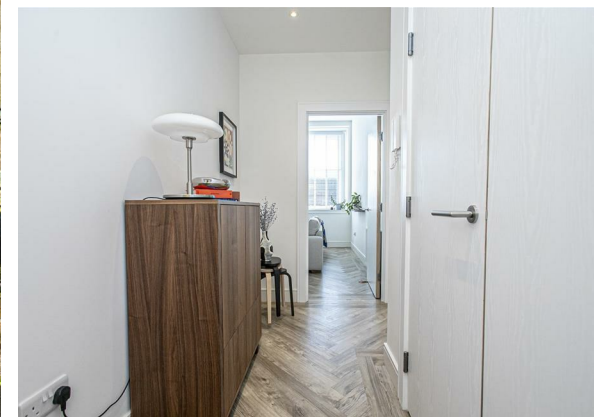




Morgans

PROPERTY

170 Damask, Dunfermline, KY12 9FZ

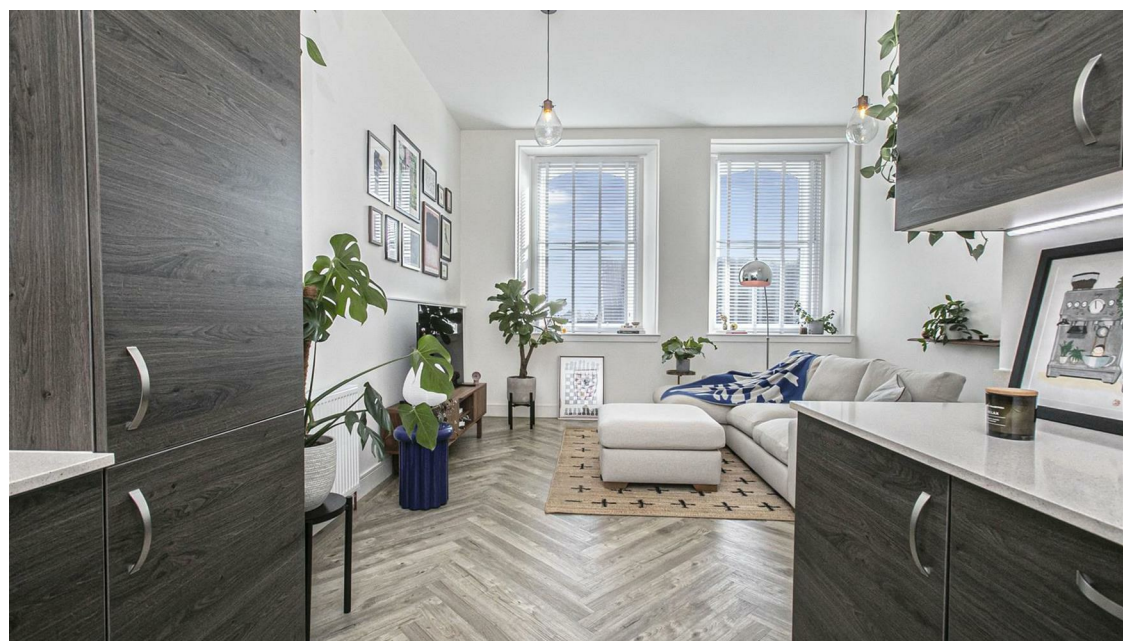
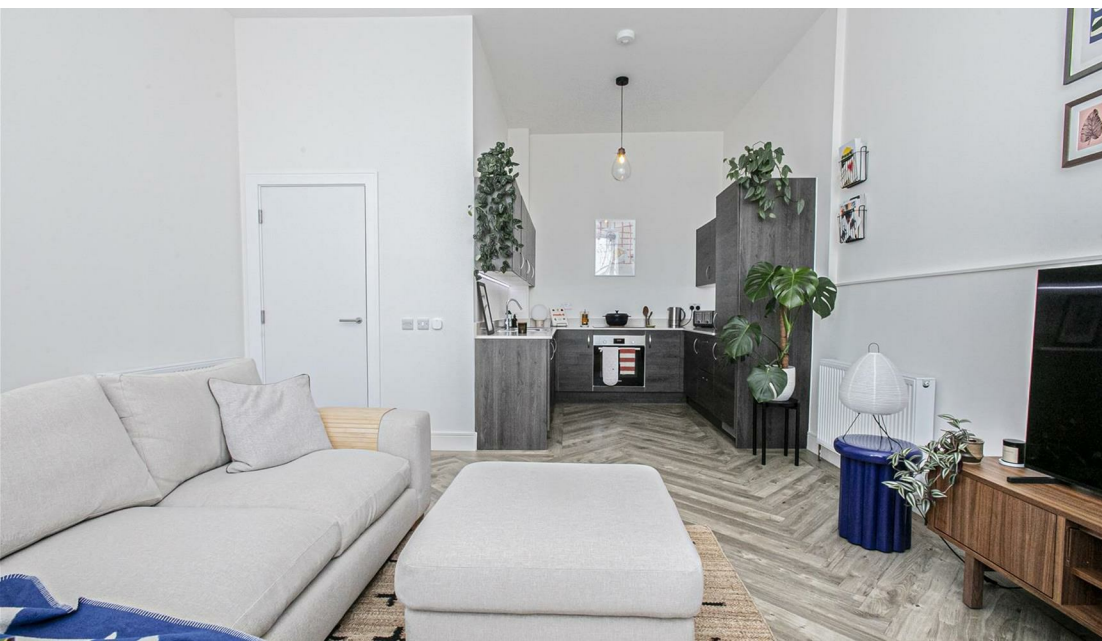
Fixed Price £170,000

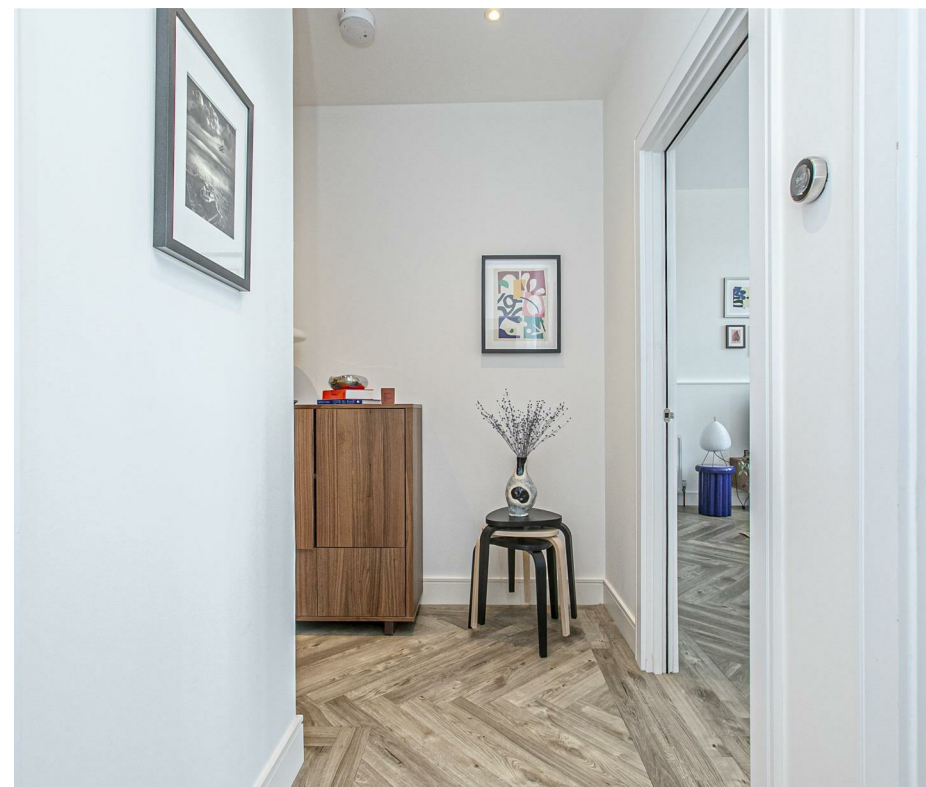






Damask forms part of the The Linen Quarter combining the elegant heritage of Victorian Italianate architecture with contemporary design and architectural restoration. Beautifully presented and spacious, this one bedroom, first floor apartment has an allocated parking space and forms part of an exclusive, modern, factored, development in the heart of Dunfermline City centre. The accommodation can be accessed by the lift or stairwell and briefly comprises entrance hallway with storage/utility cupboard, open plan lounge and kitchen with integrated appliances, bedroom with fitted wardrobe and bathroom with Porcelanosa tiling. Finished to a high standard throughout with a generous floor plan and town centre location. Quality fittings include a fully integrated kitchen, continuous Amitico Spacia flooring, contemporary lighting and stylish bathroom, again with Porcelanosa tiling. In addition, there is double glazing and secondary glazing, good storage and cost-efficient heating and hot water generated by the Dunfermline district heating system controlled by a google smart thermostat. The development also provides secure entry, shared bike store, and maintained grounds.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. 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. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

EXTRAS INC IN SALE / AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with Bosch integrated appliances and dishwasher.

Warranty cover is provided until Feb 2033 under Checkmate Castle 10 policy.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

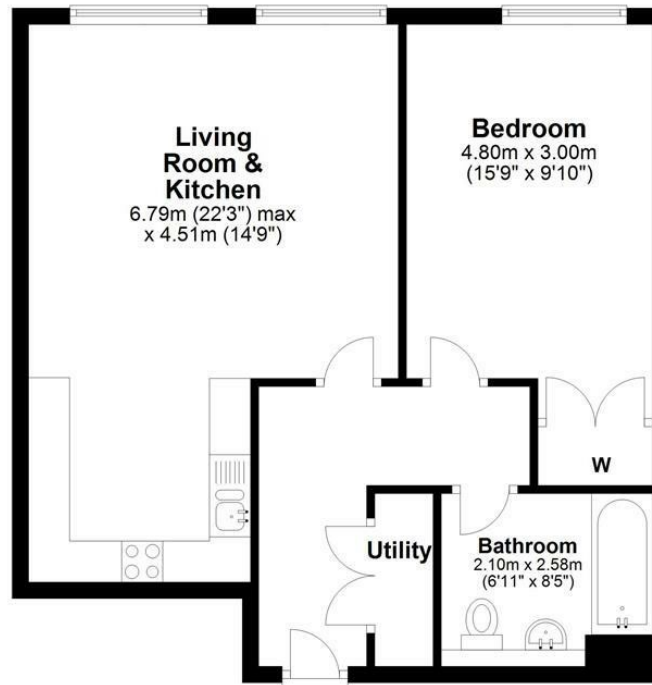








Damask, Dunfermline, KY12 9FZ



Morgans

PROPERTY

Total area: approx. 56.6 sq. metres (609.2 sq. feet)

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naea | propertymark
PROTECTED

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.