

82 DAMASK, WINTERTHUR LANE KY12 9FZ

HARPER & STONE
ESTATE & LETTING AGENTS





82 DAMASK

WINTERTHUR LANE, KY12 9FZ

PROPERTY FEATURES

- Home report value £165,000
- Impressive 1 bed apartment located in a stunning Victorian building in the heart of Dunfermline
- Redevelopment completed in 2021 to a high standard
- Approximately 59 square meters of living space
- Beautiful open plan lounge/kitchen/dining room
- Modern fitted kitchen with integrated appliances
- Period features include high ceilings and large Sash & Case windows
- Fully tiled bathroom with bath
- Outdoor communal areas
- Secure entry system including electric gate to allocated parking/Ideal for first time buyers or investors

Harper & Stone are delighted to present 82 Damask, Dunfermline, a beautifully converted one-bedroom apartment offering 59 sqm of stylish living space in a central location close to local amenities. Originally built around 1850 and redeveloped in 2021, this charming property blends period character with modern comfort and will appeal to first-time buyers and investors alike.

The Accommodation is Presented as Below:

First Floor: Hallway, Open plan Living/Dining/Kitchen area, Bedroom and Bathroom.

Access to the property is through a secure entry system, with Number 82 benefiting from its own private entrance on the first floor. Inside, a bright and spacious hallway features a utility cupboard housing the washing machine, boiler, and ample storage space.

The open-plan lounge, kitchen, and dining area is a bright and welcoming space designed for modern living. The kitchen features stylish grey wall and base units with integrated appliances, including a fridge-freezer, induction hob, oven, and dishwasher. The versatile layout offers plenty of room for both dining and lounge furniture, allowing flexibility in how the space is used. A large front-facing window fills the room with natural light and provides an outlook to the front of the property.

The bedroom is generously proportioned, offering ample space for a king sized bed and free standing storage. The family bathroom is elegantly finished with floor to ceiling stone effect tiling and features a contemporary suite, including a bath, over-bath shower, floating vanity sink, heated towel rail, heated mirror, and WC.

Externally there are communal areas for the use of the residents in the building. Maintenance to the building and communal grounds are undertaken by a factor contract, which is currently £90 per month including the lift maintenance contract. There is the added bonus of an on site gymnasium, hair salon and beautician and a secure bike store. The private car park is accessed via a security gate provided added security.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.



82 DAMASK

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Council Tax Band C
EER Band C

Water: Mains
Sewage: Mains
Heating: Metered district/community heating system

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 associated with a modern town. 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.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



