



Morgans

PROPERTY

72 Damask, Dunfermline, KY12 9FZ

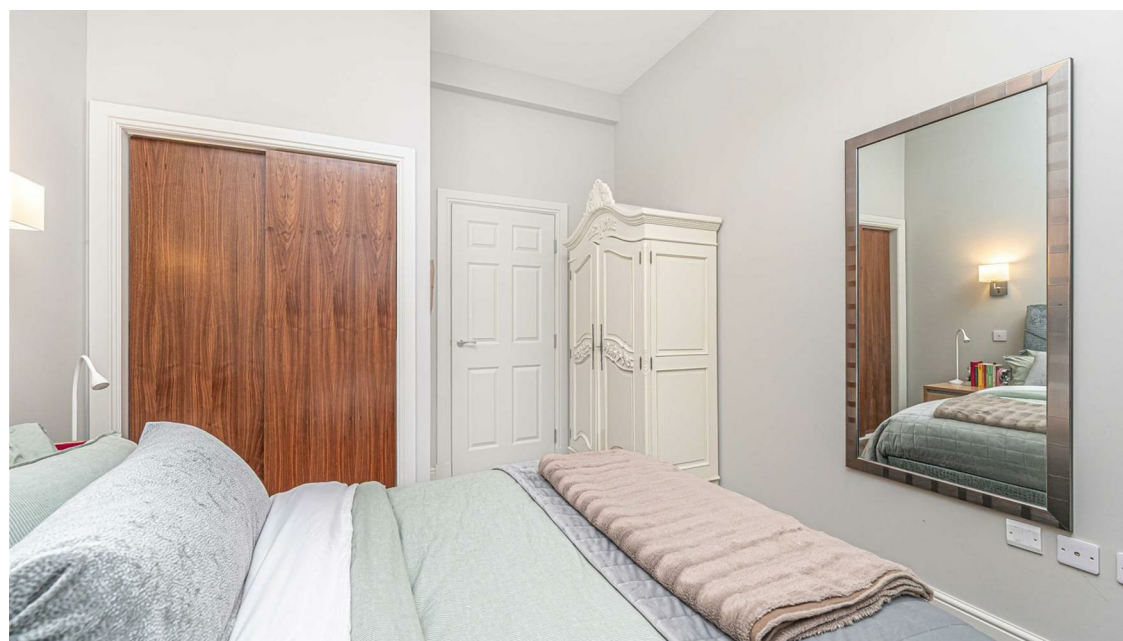
Offers Over £165,000







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 ground 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 is accessed through secure entry and comprises entrance hallway with storage/utility cupboard, open plan lounge and kitchen with Siemens integrated appliances and Hans Grohe instant hot water tap and full glass splash back, bedroom with fitted wardrobe. The bathroom is tiled from floor to ceiling, has underfloor heating and waterfall shower. Finished to a high standard throughout with a generous floor plan and town centre location. In addition, there is Amtico flooring throughout, is double glazed with 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 shared bike store, and maintained grounds.





## LOCATION

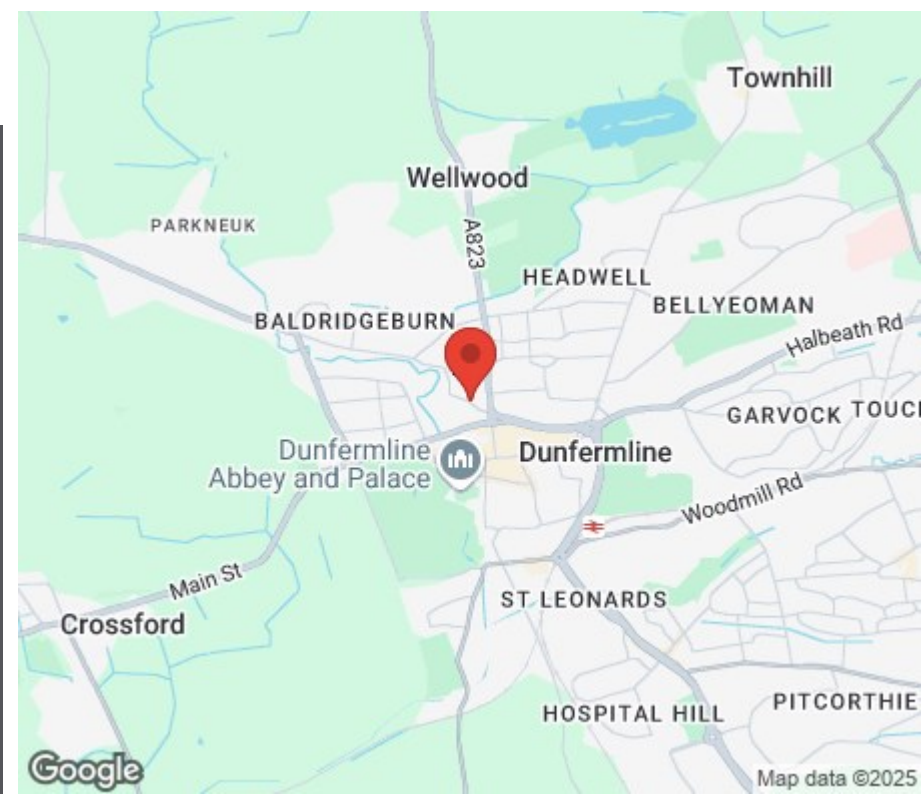
The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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

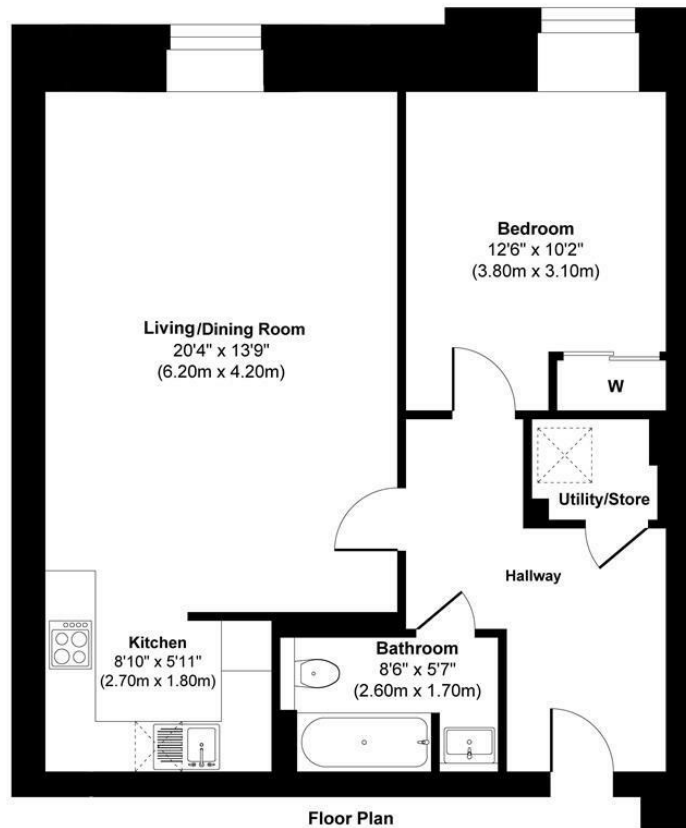
All floorcoverings, bathroom and light fittings together with integrated appliances and wooden venetian blinds.

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.







9AM MEDIA

**Approx. Gross Internal Floor Area 645 sq. ft / 59.94 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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