

74 Damask

THE LINEN QUARTER, DUNFERMLINE, KY12 9FZ



*EXECUTIVE APARTMENT IN A SOUGHT AFTER DEVELOPMENT
CENTRALLY LOCATED IN THE HEART OF DUNFERMLINE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





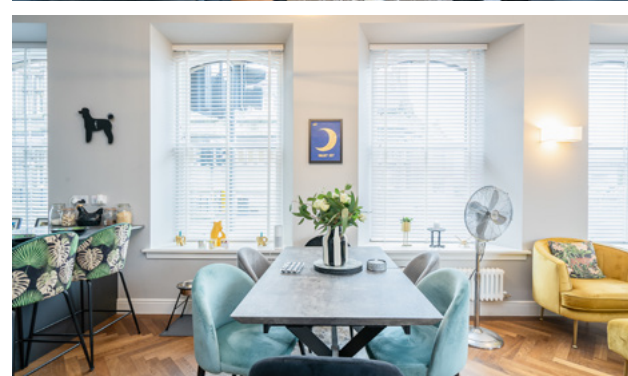
A great opportunity to live in a brand new property without any of the hassle. The previous show flat in the now sold-out Damask development is back on the market. All the snagging has already been done and an entry date before Christmas is even possible. The property is centrally located and is 2 minutes from the bus station and 10 minutes from the station. Dunfermline High Street and Pittencrief park are only a few minutes away.

Presented in move-in condition, the property is accessed via a Telecom entry system. The internal reception hall gives access to the laundry room (including white goods) and contains access to the heat pump linked to the Dunfermline district heating system. There is also an extremely large storage cupboard with shelf and hanging rail. The large open plan living area has 8 beautifully arched, double glazed windows already fitted with wooden blinds, creating a very light and adaptable living space benefiting from beautiful hard wood flooring laid in a herringbone design. There is a wonderful kitchen with a good selection of stylish units and integral appliances. Both bedrooms are double in size and both benefit from free standing furniture. The master bedroom also benefits from double fitted wardrobes with beautiful walnut sliding doors and a stylish en-suite with walk-in double shower. The modern bathroom with stylish splash-back tiling completes the accommodation on offer.

The apartment benefits from a designated parking space conveniently situated closest to the entrance with an electric car charging point.

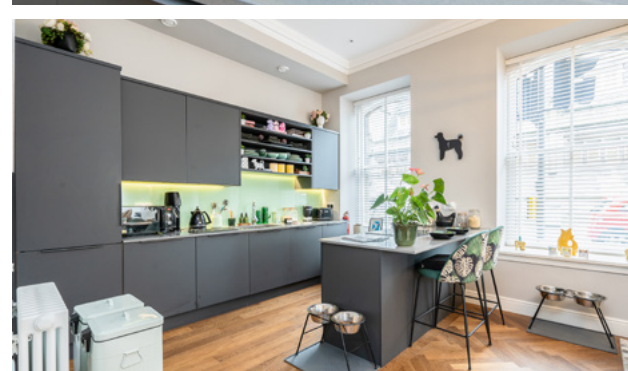
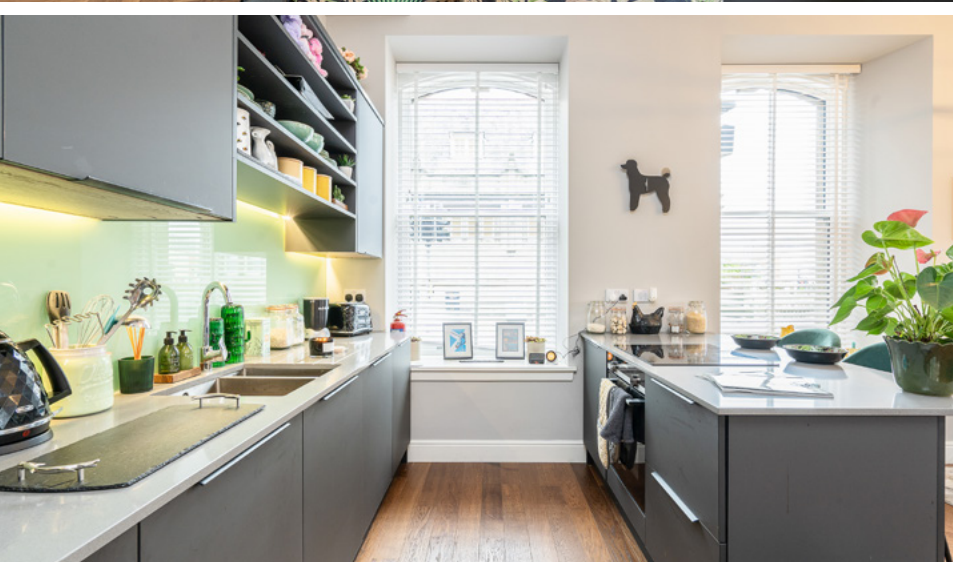


OPEN PLAN LIVING





THE KITCHEN

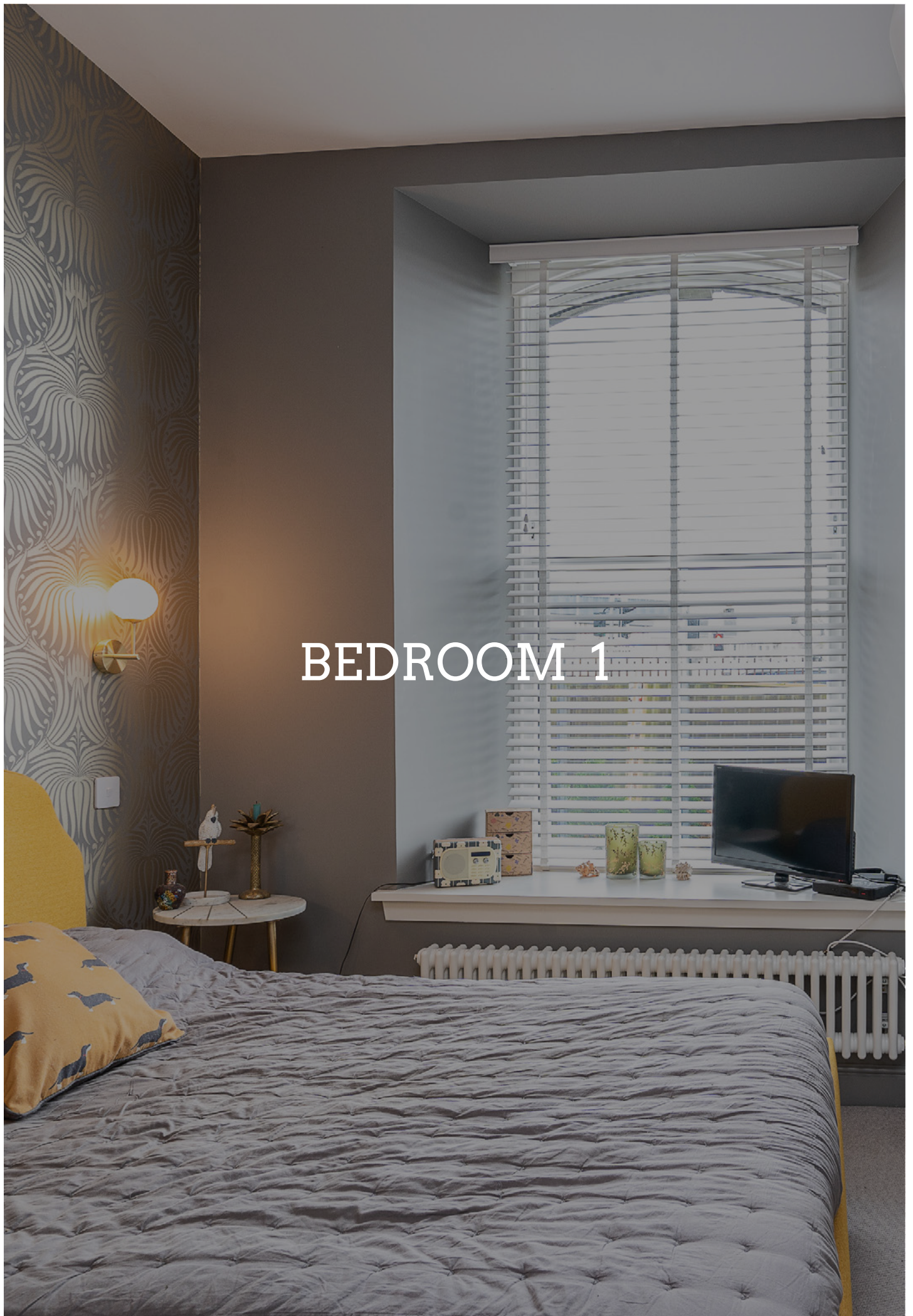


A photograph of a bathroom interior. In the foreground, a white bathtub is visible, with a circular drain cover in the center. The wall behind the tub is covered in white subway tiles with dark grey grout. On the left side of the tub, there is a small, round, silver vase with a handle and a speckled pattern. On the right side, there is a larger, ornate silver vase with a flared rim and a pedestal base. The text "THE BATHROOM" is overlaid in the center of the image in a white, serif font.

THE BATHROOM



BEDROOM 1





A photograph of three chrome shower knobs mounted on a dark, rectangular plate. The plate is set against a wall of large, light-colored marble tiles with prominent brown and gold veining. The knobs are arranged vertically and have a cross-shaped handle design. The central knob has a small circular label with the letter 'C' and the word 'SHOWER'. The top knob has a label with '115000' and '115000'. The bottom knob has a label with '115000' and '115000'. The text 'EN-SUITE' is overlaid in the center of the image.

EN-SUITE

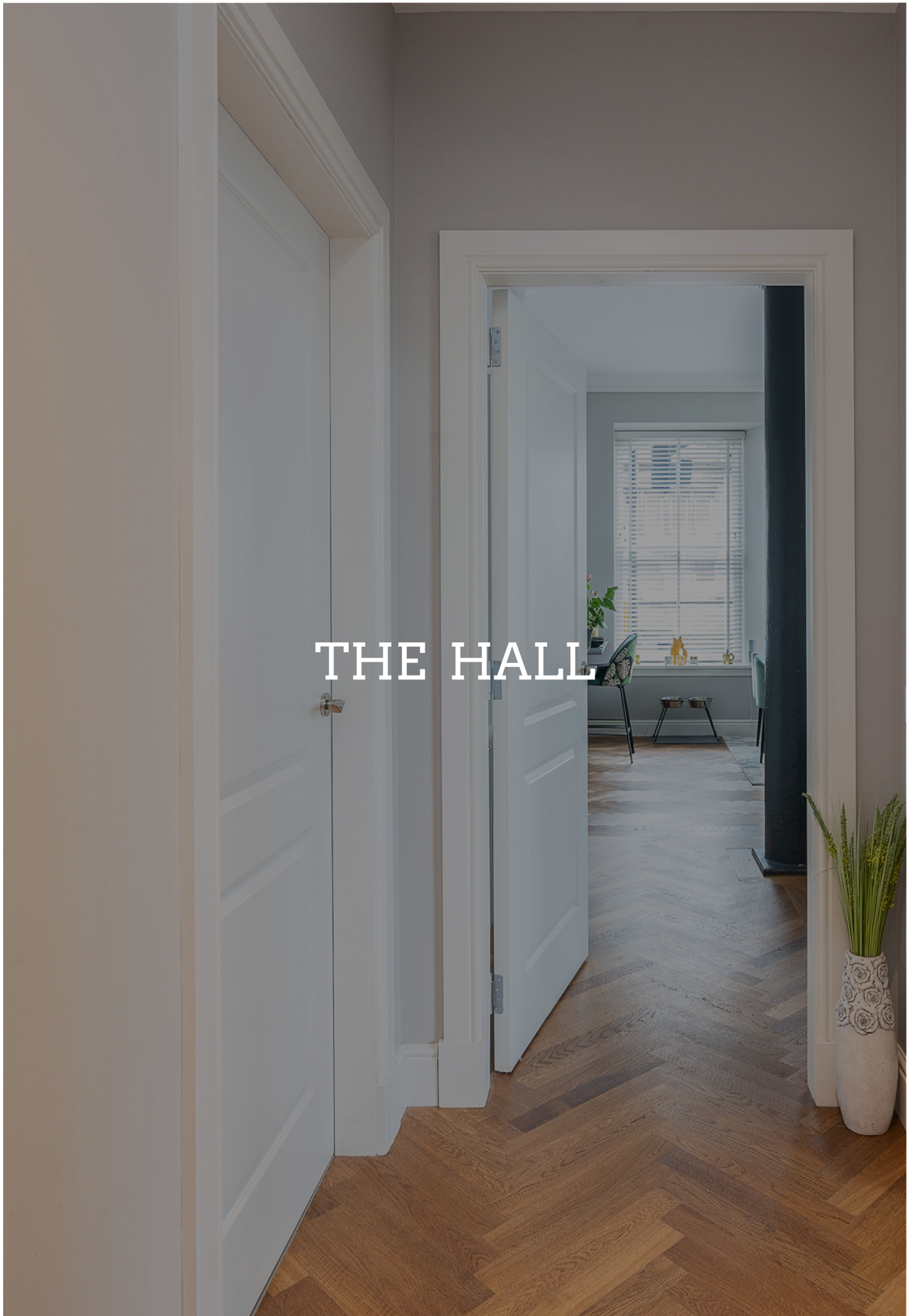


BEDROOM 2

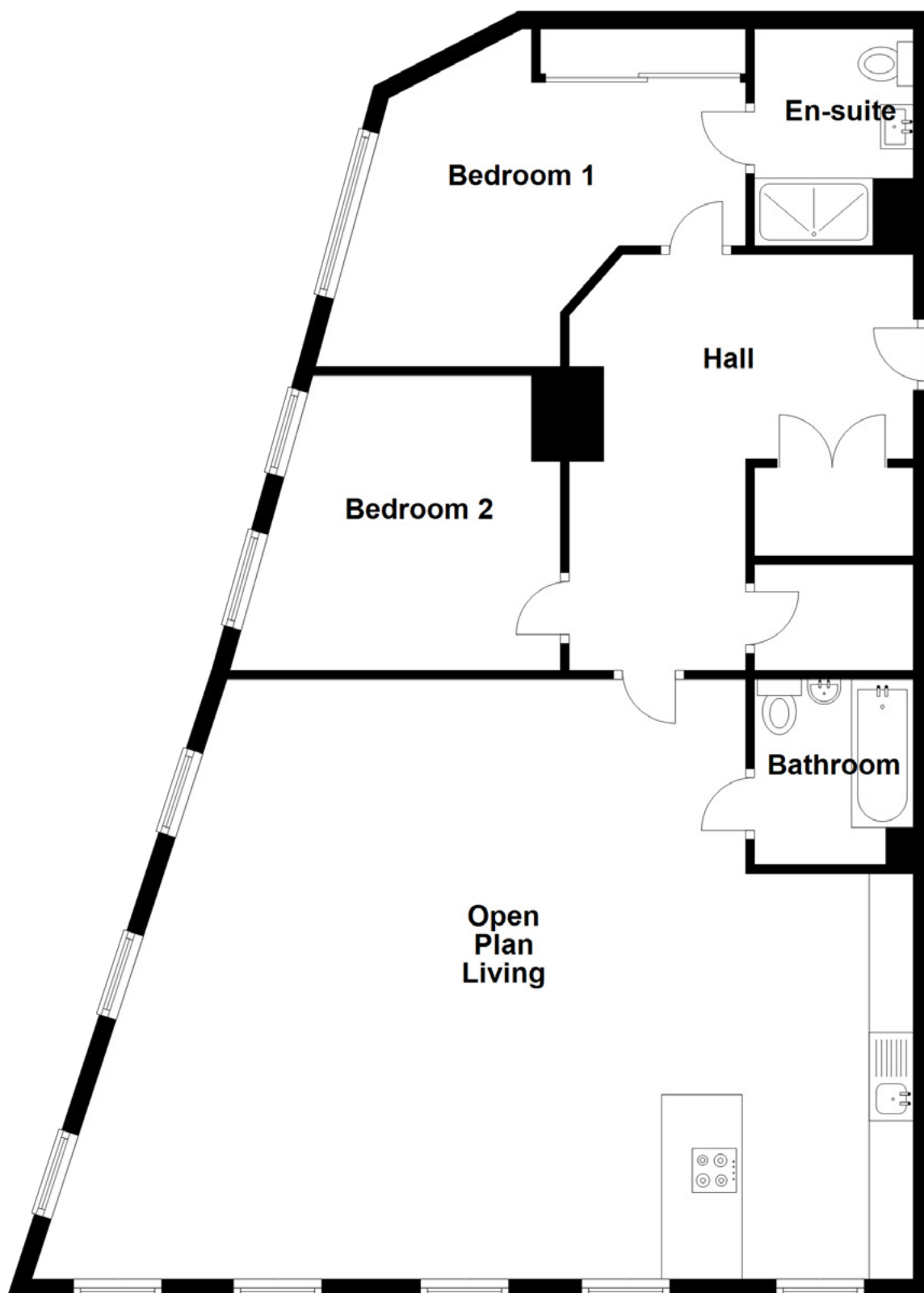




THE HALL







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	10.01m (32'10") x 7.60m (24'11")	Bathroom	2.10m (6'11") x 1.80m (5'11")
Bedroom 1	4.60m (15'1") x 3.50m (11'6")	Gross internal floor area (m ²): 99m ² EPC Rating: C	
En-suite	2.50m (8'2") x 1.40m (4'7")		
Bedroom 2	3.75m (12'4") x 3.60m (11'10")		

Floor Plan

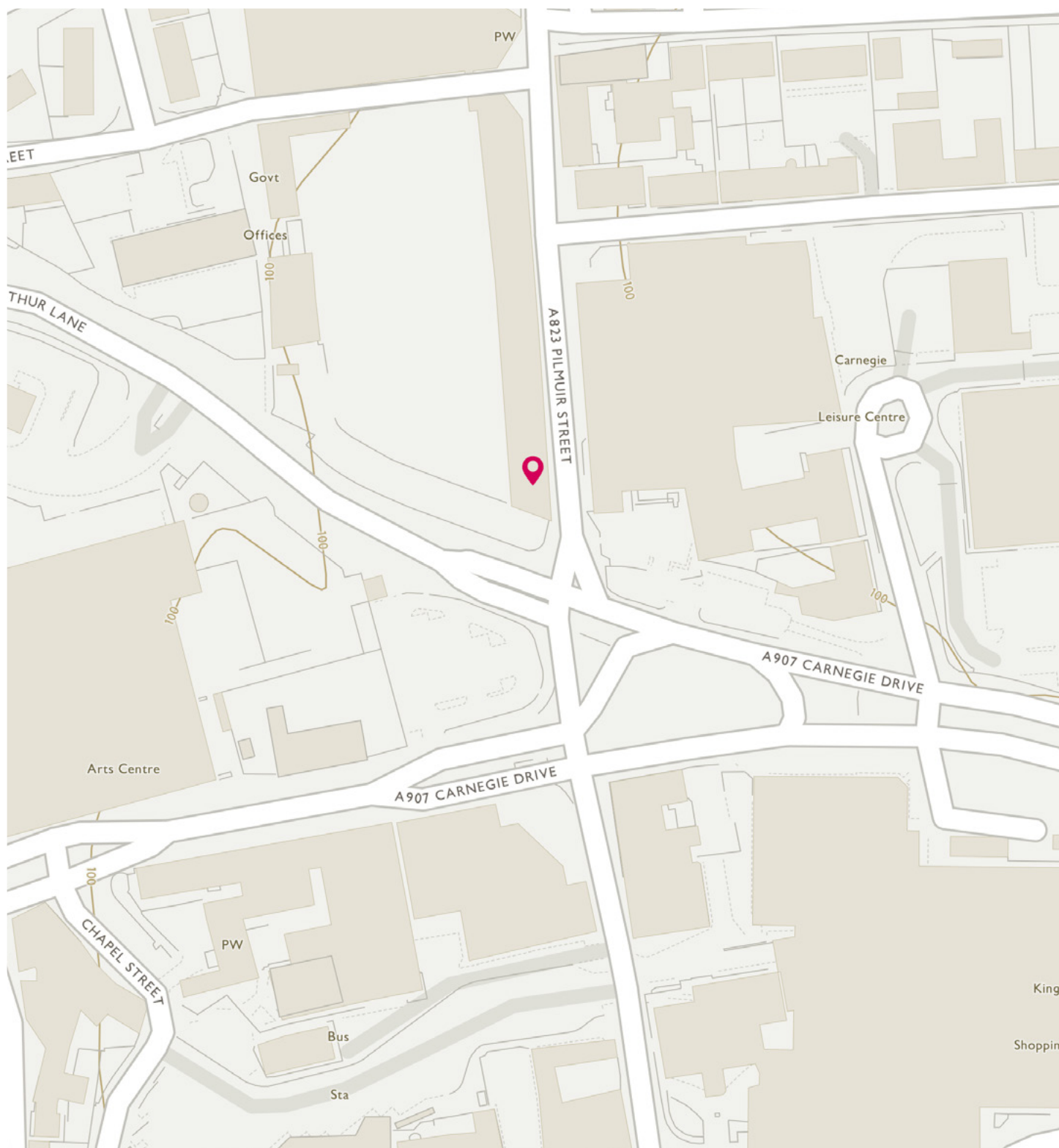


The Linen Quarter is a sought after development in the heart of Dunfermline. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.