



## 164 Damask Winterthur Lane, Dunfermline, KY12 9FZ

Immaculately Presented, One-Bedroom, Ground-Floor Apartment, with Allocated Parking

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# Property Description

Immaculately presented, one-bedroom, ground-floor apartment, with an allocated parking space. Forming part of an exclusive, factored, development, in the heart of Dunfermline centre, Fife.

Comprises an entrance hallway, open-plan living/dining room and kitchen, utility cupboard, a double bedroom and a bathroom.

High-quality fittings include a fully integrated kitchen, with granite worktops, and continuous Amtico flooring.

There is also a stylish fitted bathroom, integrated wardrobes, NEST eco-friendly district heating and double glazing.

The development also provides a secure entry, an allocated parking space, a shared bike store and maintained grounds.

A welcoming entrance hall, with storage, is finished with light, neutral decor and herring-bone style, Amtico flooring, which continues throughout the flat. Spanning the entire depth of the flat, a spacious open-plan room enjoys plenty of natural light from a tall window and offers a versatile floor plan for both freestanding lounge and dining furniture. A kitchen area is fitted with modern grey units, granite worktops and under-unit lighting, whilst appliances include an integrated oven an induction hob, a fridge/freezer and a dishwasher, with space for a freestanding appliance in a utility cupboard in the hall.

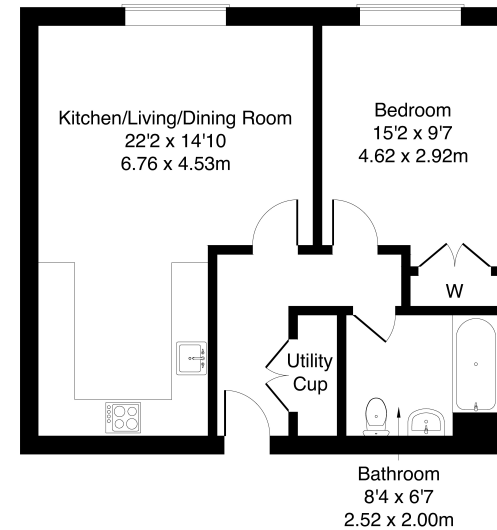
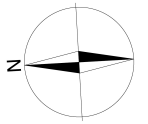
Continuing the tasteful presentation and generous proportions of the living space, a double bedroom is carpeted for comfort and enjoys integrated wardrobe storage, and acoustic glass secondary glazing, reducing city living noise by over 80%. Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome ladder-style radiator, tiled splash walls and flooring, and a large anti-fog mirror.

Blinds in living room & bedroom included in the sale.



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Approximate Gross Internal Area: (549 sq ft - 51 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.







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