



90 DAMASK

LINEN QUARTER | WINTERHUR LANE | DUNFERMLINE



RETTIE





ACCOMMODATION

Ground Floor: Hall, open plan Kitchen/Dining/Living Room, Mezzanine Office level above, Principle Bedroom with ensuite Shower Room, Double Bedroom, Bathroom, large walk-in wardrobe.

Exterior: Secure, private car parking with allocated parking space.

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Stylish, contemporary penthouse apartment finished to a high standard and situated within the heart of Dunfermline and its amenities.





SITUATION

90 Damask is part of Linen Quarter, a sought-after development perfectly located in the heart of the historic town of Dunfermline, presiding over an enviable corner position off Winterhur Lane. The penthouse flat commands an imposing position with the Carnegie Leisure Centre, Tesco and countless restaurants, bars, takeaways and creative venue including the Fire Station Creative in walking distance. The renowned Abbey and the ruins of the 16th Century Palace, for which Dunfermline is famed, lie a short distance to the south of the flat, neighboured by the 76-acre Pitencrieff Park.

Dunfermline is the principal town of southwest Fife and is known as the historical capital of Scotland. Situated on high ground, the view of the town from the Southern approach is commanded by the silhouette of Dunfermline Benedictine Abbey, with its imposing medieval Nave and grand Romanesque ruins. The burial place of King Robert the Bruce, in addition to a line of Scottish monarchs, the Abbey, has a most intriguing history and is a popular cultural attraction in its own right. Andrew Carnegie, the 19th Century philanthropist, is possibly the most revered of the town's former residents; his endowments responsible for the Carnegie Hall (Theatre and Musical Institute), the Library and Swimming Pool, which remain in popular use today.

The town has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an eclectic range of acts, including celebrated musicians, comedians and drama companies.

There are a number of local Primary and Secondary Schools. Edinburgh's independent schools are all within daily travelling distance, as well as Dollar Academy and Kilgraston School for Girl's in Bridge of Earn.

Fife and its neighbouring counties offer a wealth of pleasant scenery to enjoy, with coastal walks including the Fife Coastal Path, the Ochil Hills and Loch Leven all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course, the fabled "Home of Golf".

Dunfermline's proximity to the Capital and excellent connections into the arterial motorway and transport network of Central Scotland cements its popularity. There is easy access into the M90, which travels North to Perth and Dundee, as well as South towards Edinburgh via the Queensferry Crossing. Edinburgh offers all of the cultural experiences and cosmopolitan facilities which you would expect from Scotland's capital, meanwhile Glasgow is also within commuting distance. There is a railway station within walking distance of Dunfermline town centre, which

offers commuter services to Edinburgh. Edinburgh's airport is approximately a 16-mile drive.

GENERAL DESCRIPTION

90 Damask is a bright and spacious penthouse apartment which combines the elegant heritage of Victorian Italianate architecture with contemporary design and architectural restoration to create a well-appointed apartment within a grade A listed building. During the 19th century, Dunfermline became a world leader in the manufacture of table linen, and the buildings known as Pilmuir Works opened as Dunfermline's first steam power weaving factory in the mid-19th century. The building combines a traditional stone frontage under a slate roof.

The building shares a communal access via an entry phone system that open to a shared stairwell and lift. Ascending to the second floor, the front door opens to a welcoming entrance hall, with quality engineered oak flooring, giving access to the principal rooms in the apartment. Located off the hall is a large cupboard with space for washing machine and tumble dryer as well as a spacious walk-in wardrobe with hanging rail, providing useful storage space. The open plan kitchen/dining/living room at the end of the hallway is an exceptional and generously proportioned living space and benefits from a dual aspect, a double height ceiling and Velux roof window providing the room with masses of natural light and feeling of space. The apartments corner position provides a bird's eye view from the windows of the activity of central Dunfermline. The rooms contemporary credentials are sympathetically balanced by the original beams and traditionally styled windows and oak wood detailing. The stylish kitchen has a range of quality wall and base mounted units with central island and breakfast bar; modern appliances include Siemens four-ring induction hob, Siemens oven, Siemens dishwasher and Siemens fridge-freezer. A particular feature of the room are the stairs that lead up to the large mezzanine area which is currently used as an office but would suit a range of purposes. The elevated position provides a great vantage point to view the kitchen/dining/living room, the original timber beams and steel upright.

Located off the hall is the bedroom accommodation, the principal bedroom is beautifully proportioned and styled with fitted wardrobe and delightfully appointed ensuite shower room. The shower room comprises of a large walk-in shower with deluge shower head and hand-held attachment, wash hand basin, large mirror and display shelf, heated towel rail and W.C. with a complimenting natural stone styled tiling. Bedroom two is also an attractive room with a southerly aspect. Completing the accommodation is the family bathroom with a bath with slate style surround, deluge shower head, heated towel rail, wash hand basin, display shelf with large mirror behind, and W.C.

A real feature to the apartment is that it is connected to Dunfermline's district heating system therefore primarily fuelled by local landfill waste, boasting strong environmental credentials and reducing energy bills.





GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY12 9FZ.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, electric. Heating is via Dunfermline District Heating System and managed by Fife Council.

Service Charge:

Factoring Fees are in the region of £1156 per annum.

Local Authority

Fife Council, New City House, 1 Edgar Street, Dunfermline, KY12 7EP (Area Headquarters).

Council Tax

Band F.

EPC Rating
Band B

Solicitors

Murray Beith Murray, 3 Glenfinlas Street, Edinburgh EH3 6AQ. Tel: 0131 225 1200.

Home Report

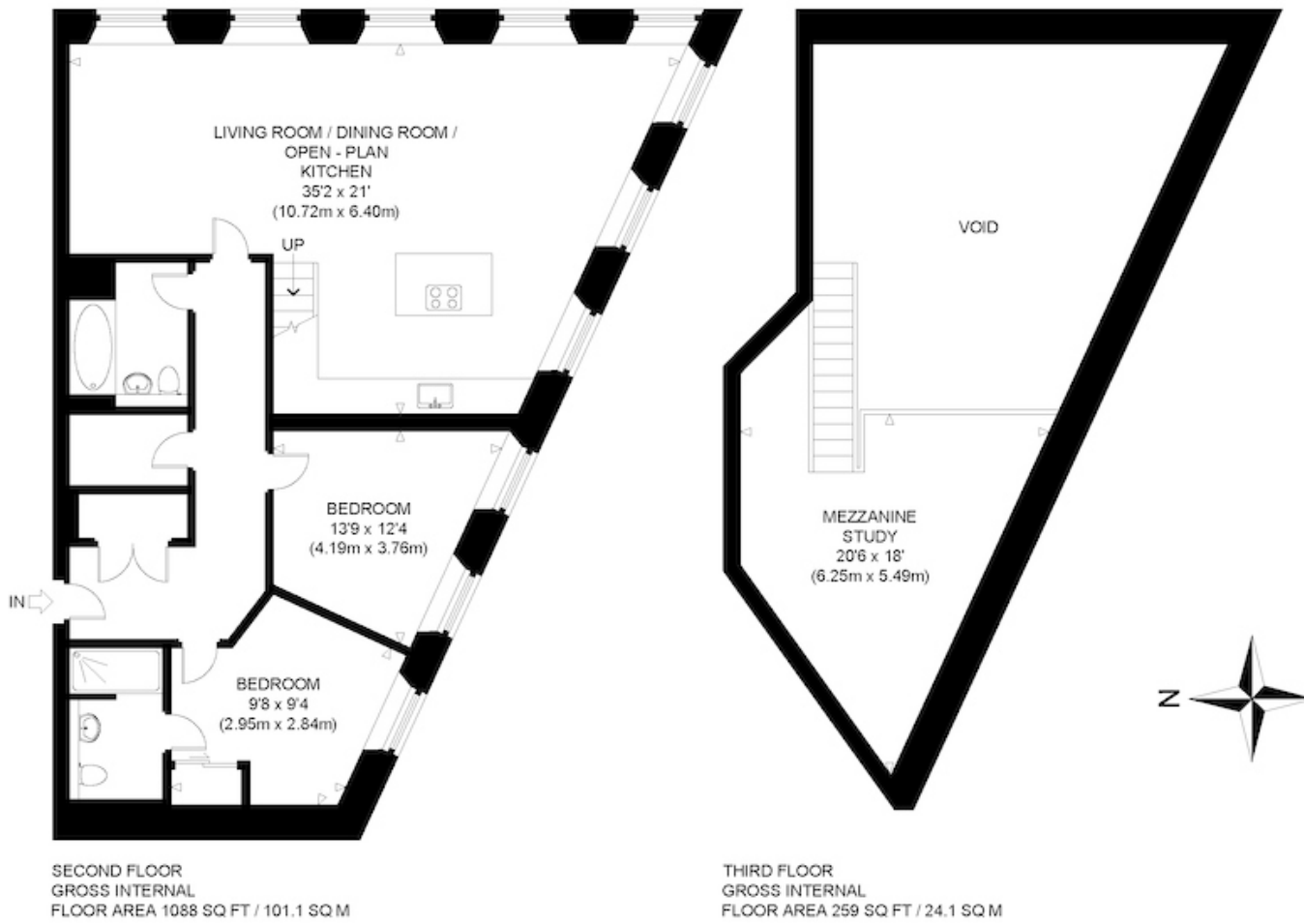
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



LINEN QUARTER
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1347 SQ FT / 125.2 SQ M
(EXCLUDING VOID)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk. In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

- Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

St Andrews

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.