



Stevenson Marshall
Property & Law

2 Carnegie Apartments
Carnegie Drive, Dunfermline, KY12 7AE

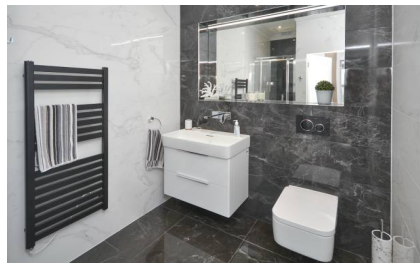
Offers over £260,000

2 Carnegie Apartments, Carnegie Drive

A luxury ground floor and basement apartment forming part of a most iconic and recently renovated, city centre listed building, dating back to 1912.

There is an excellent internal layout which includes, on the ground floor, a reception hallway, impressive lounge with open plan dining kitchen (with feature staircase to basement level, original wall panelling and period fireplace). The kitchen boasts an integrated, fridge freezer, dishwasher and washing machine. Also on the ground floor is a bright double bedroom (with original stone work door frame) and luxury shower room.

Whilst there are no windows in the basement, there is a modern mechanical ventilation system installed and one of the public rooms in the basement is currently utilised as an impressive double bedroom with en-suite shower room. The second generous public room could be utilised as a gym or games/family room, with study area. A hallway with external door provides access to a basement corridor.





The property benefits from economical district heating, which includes under floor heating to the ground floor level with individual thermostats throughout. The lounge and ground floor bedroom feature beautiful floor to ceiling windows to front. The property is truly immaculate with high specification fixtures and finishing, together with security entry system, impressive communal areas (with original wall tiling) and two private parking bays to front, accessed via automatic wrought iron gates.

Room sizes and accommodation

Ground floor

Entrance hallway

Lounge/open plan kitchen and dining area

8.19m x 4.24m (26'11 x 13'11)

Bedroom

4.05m x 3.30m (13'5 x 10'10)

Bathroom

3.30m x 2.16m (10'10 x 7'1)

Basement

Public room 1

4.31m x 4.51m (14'2 x 14'10)

Public room 2

8.17m x 2.96m (26'10 x 9'9)

Shower room

2.30m x 1.54m (7'7 x 5'1)

2 Carnegie Apartments, Carnegie Drive

Carnegie Apartments is located in the heart of the city centre, close to a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities. The city also boasts two theatres – Alhambra Theatre and Carnegie Hall. Nearby Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Bannatyne Health Club with a gym and spa, a garden world and a good selection of restaurants. There are two golf courses in the surrounding area and schooling is catered for from nursery to secondary level. Dunfermline is located within easy reach of frequent train links and the M90 offer excellent links to a fast road network. The railway station is within walking distance.

Viewing: An appointment can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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