

# 28 The Depot

WINTERTHUR LANE, DUNFERMLINE, FIFE, KY12 9FY



*Wonderful two-bedroom upper apartment with beautiful views*



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A great opportunity to live in a brand new property without any of the hassle - all snagging has been complete. 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 and contains access to the heat pump linked to the Dunfermline district heating system.

# THE LIVING ROOM



There is also an extremely large storage cupboard with a shelf and hanging rail. The large open-plan living area has large windows flooding the room with light, creating a very light and adaptable living space benefiting from beautiful hardwood flooring.

# THE KITCHEN



There is a wonderful kitchen with a good selection of stylish units and integral appliances.





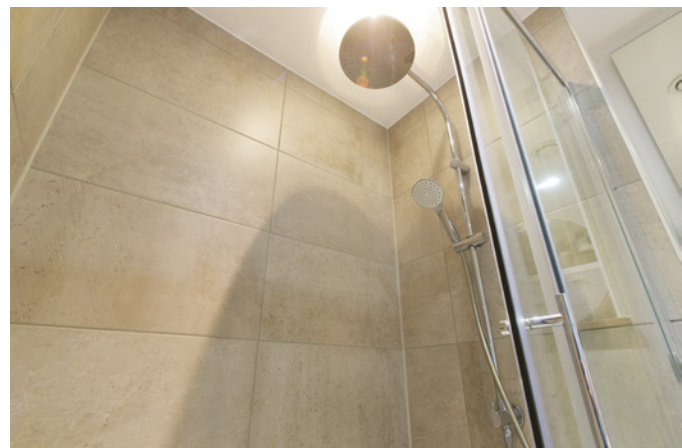


Both bedrooms are double in size and both benefit from free-standing furniture. The master bedroom also benefits from double-fitted wardrobes with beautiful sliding doors and a stylish en-suite with a walk-in double shower. The modern bathroom with stylish splash-back tiling completes the accommodation on offer.

# THE BATHROOM



# THE BEDROOM



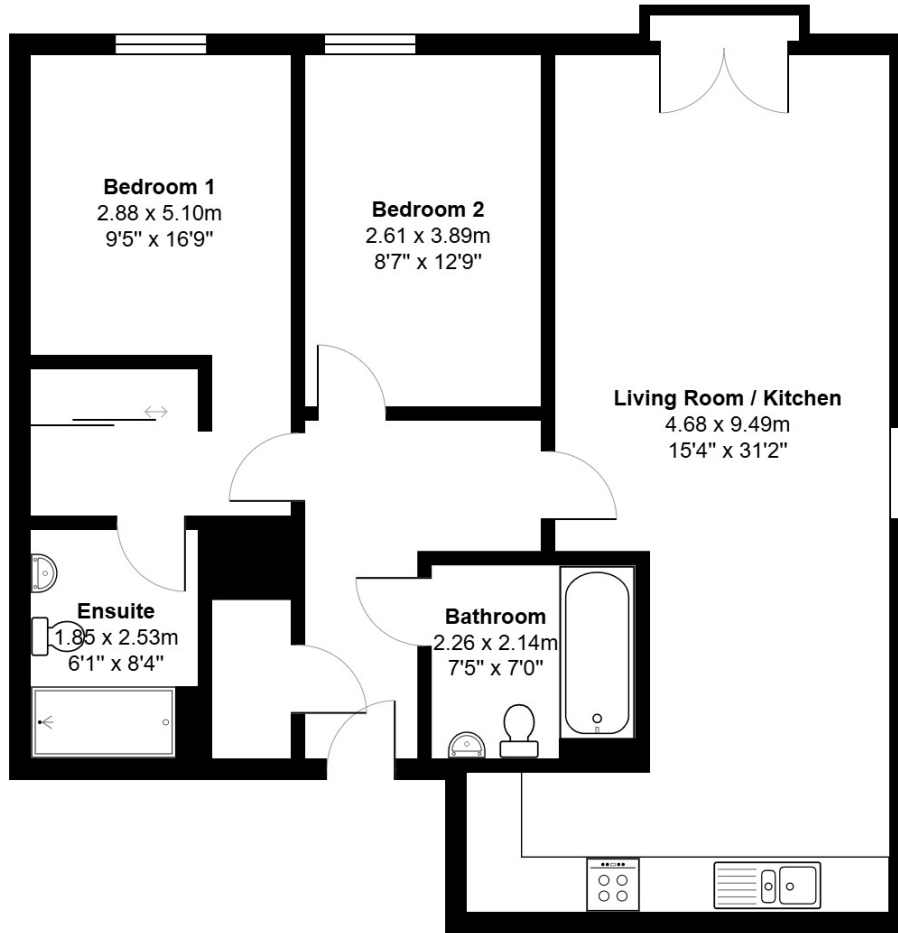


The apartment benefits from a designated parking space conveniently situated closest to the entrance. The property in general is extremely energy efficient, rated B and the current owner benefits from very low energy costs.

# EXTERNALS & VIEWS

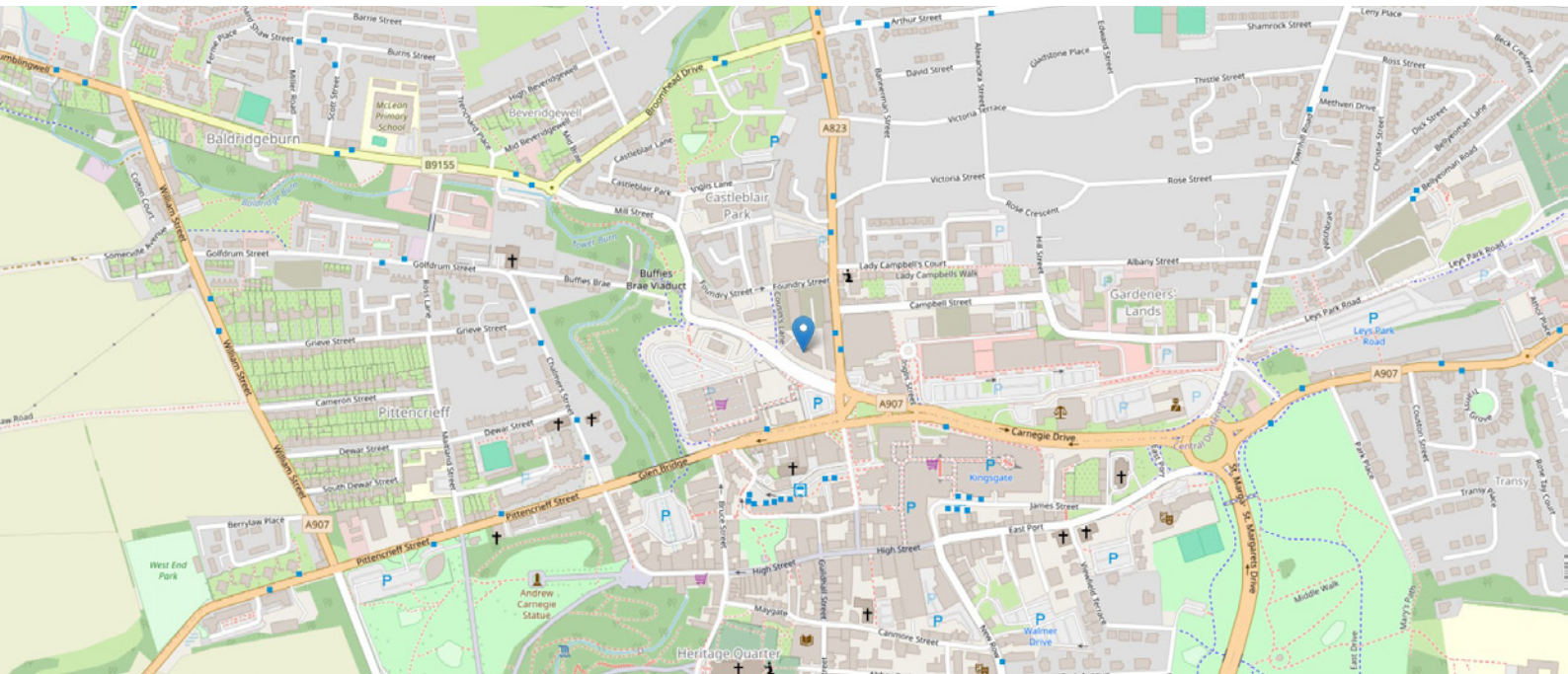


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

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 & Dundee.



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