



6 THE DEPOT WINTERTHUR LANE DUNFERMLINE, KY12 9FY

£225,000
FREEHOLD

Welcome to this luxurious city centre apartment located in The Depot, Linen Quarter, Dunfermline. This stunning apartment, built in 2021 with insurance guarantee & factoring, boasts a modern and stylish design that is sure to impress in a prime location for all amenities to include swimming pool & gym. As you step inside, you are greeted by a welcoming reception hall with high ceilings throughout, leads to a spacious open plan lounge/ diner with a Parisian balcony offering views to the south and east, allowing natural light to flood the room. The modern open plan fitted kitchen is perfect for whipping up delicious meals and entertaining guests with integrated Bosch appliances. This apartment features two double bedrooms, with the master bedroom including a dressing area for added convenience and luxury & en-suite shower-room and separate family bathroom, there will be no more morning rush or waiting in line. Parking is made easy with space for one vehicle, and the gated entrance and CCTV provide added security and peace of mind for residents. Further benefitting from Hardwood DG - Community Heating System providing energy savings - EPC C. Two secure bike stores & bin store. HOME REPORT £240,000. Don't miss out on the opportunity to own or rent this stunning city centre apartment that offers both style and comfort in one of Dunfermline's most sought-after locations.



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6 THE DEPOT WINTERTHUR

- STUNNING LUXURY FIRST FLOOR CITY CENTRE APARTMENT
- 2 GENEROUS DBL BEDROOMS MASTER DRESSING AREA & EN-SUITE
- SPACIOUS OPEN PLAN LOUNGE/ DINER WITH PARISIAN BALCONY
- MODERN FITTED KITCHEN & BOSCH APPLIANCES
- BATHROOM WITH RAINFALL SHOWER
- SECURE GATED ACCESS - ONE PARKING BAY - LIFT
- HARDWOOD DG- COMMUNITY HEATING SYSTEM - EPC C
- PRIME CITY CENTRE LOCATION
- FINISHED TO HIGH STANDARD
- HOME REPORT £240,000



FULL DESCRIPTION

Welcome to this luxurious city centre apartment located in The Depot, Linen Quarter, Dunfermline. This stunning apartment, built in 2022 with insurance guarantee & factoring, boasts a modern and stylish design that is sure to impress in a prime location for all amenities to include swimming pool & gym. As you step inside, you are greeted by a welcoming reception hall with high ceilings throughout, leads to a spacious open plan lounge/ diner with a Parisian balcony offering views to the south and east, allowing natural light to flood the room. The modern open plan fitted kitchen is perfect for whipping up delicious meals and entertaining guests with integrated Bosch appliances. This apartment features two double bedrooms, with the master bedroom including a dressing area for added convenience and luxury & en-suite shower-room and separate family bathroom, there will be no more morning rush or waiting in line. Parking is made easy with space for one vehicle, and the gated entrance and CCTV provide added security and peace of mind for residents. Further benefitting from Hardwood DG - Community Heating System providing energy savings - EPC C. Two secure bike stores & bin store. HOME REPORT £240,000. Don't miss out on the opportunity to own or rent this stunning city centre apartment that offers both style and comfort in one of Dunfermline's most sought-after locations.

LOCATION

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered.

GATED ENTRY

Secure gated entry system.

STAIRS/ LIFT

Access to accommodation on the 1st floor.

ENTRANCE HALLWAY

'L' shaped features high ceilings throughout & wide disabled access doorways. Nest control. 2 deep stores one with light & housing heating system/ electrics. Downlighting. Laminate floor.

GENEROUS OPEN PLAN LOUNGE/ DINER

Beautifully appointed & well-proportioned with high ceilings add a sense of light / space. DG Parisian Balcony with South/ East aspect. Wall lighting. Laminate floor. Space to accommodate a range of free-standing furniture to include a large table & chairs for dining convenience.

MODERN OPEN PLAN KITCHEN

Well finished with range of modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Recessed under unit lighting. Integrated Bosch appliances include Induction Hob, Oven, Extractor Fan, Fridge Freezer, Washing Machine, Dishwasher. DG window. Downlighting. Space for breakfasting table & chairs.

MASTER BEDROOM

Spacious main double bedroom with dressing area/ wardrobes fitted. DG window. Carpet.

EN-SUITE SHOWER-ROOM/WC

Quality finishings to include large double walk in rainfall shower with separate spray attachment, clear sliding screen. Semi pedestal wash hand basin. Low level wc. Attractive oversized tiles to floor & wall. Large vanity mirror. Downlighting. Extractor fan. Chrome towel radiator.

BEDROOM 2

Good size second double bedroom with free standing wardrobes included in sale. DG window. Laminate floor.

MODERN BATHROOM/WC

Beautifully finished with stand-alone bath, overhead rainfall shower, clear screen. Semi pedestal wash hand basin. Low level wc. Co-ordinated oversized tiles to floor & wall. Downlighting. Heated chrome towel radiator. Extractor fan.

EXTERNAL

Two secure bike stores & bin store provided. Secure front entrance gated access & secure parking gated access.

PARKING

1 designated parking space.


6 THE DEPOT WINTERTHUR





Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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