

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



54 The Depot, Dunfermline, KY12 9FY
Offers Over £222,000 (Home Report £235,000)



The Depot forms part of the The Linen Quarter combining the elegant heritage of Victorian Italianate architecture with contemporary design and architectural restoration. Beautifully presented and spacious, this 3-bedroom, first floor apartment has an allocated parking space and forms part of an exclusive, modern, factored, development in the heart of Dunfermline City centre. Secured mutual entrance stair. Hall, Utility cupboard, Open plan living/dining room and kitchen, Master bedroom (en-suite shower room), 2 Further double bedrooms. Modern Bathroom. Finished to a high standard throughout with a generous floor plan. Quality fixtures and fittings throughout. Quality flooring throughout. Contemporary lighting. Good storage provision including built in wardrobe in the master bedroom. Double glazing and cost-efficient heating and hot water generated by the Dunfermline district heating system. The development also provides a secured entry system, an allocated parking space, a shared bike store, and maintained grounds. Council Tax - E. EPC RATING B

LOCATION

Dunfermline, the ancient capital of Scotland, was awarded official city status in May 2022 as part of the Civic Honours Competition celebrating Queen Elizabeth II's Platinum Jubilee. The honour was formally conferred by King Charles III at a ceremony in Dunfermline City Chambers on 3 October 2022.

As a former Royal Burgh, Dunfermline has considerable historic and cultural significance. It is the final resting place of King Robert the Bruce, with attractions including Carnegie's Birthplace Museum, Dunfermline Abbey and Abbot House reflecting the city's rich heritage. Alongside its historic character, Dunfermline has developed into a modern and thriving city, offering a wide range of retail, leisure, social and educational facilities.

Located approximately five miles from the Forth Bridges, Dunfermline is a popular commuter location for Edinburgh and the wider Central Belt. The city benefits from excellent road links via the M90, providing direct access to Edinburgh, Perth and Dundee, with convenient connections towards Stirling, Glasgow and the west.

Dunfermline is also well served by public transport, with regular rail services to Edinburgh and connections to other parts of the UK, together with local and national bus services. Park-and-ride facilities are available at Halbeath and Inverkeithing, further enhancing the city's accessibility.

PROPERTY - FIRST FLOOR FLAT

- Close to Pittencrieff Park and Dunfermline City Centre
- Beautifully presented throughout
- Exclusive modern development
- Finished to a very high standard
- Easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee
- Wide range of shops within walking distance
- Allocated parking space and Bike store
- Secured entry system to the development and building.
- Open plan living/dining room and kitchen
- Contemporary kitchen and bathrooms
- 3 Bedrooms (Master en-suite)
- Cost-efficient heating and hot water generated by the Dunfermline district heating system
- Essential viewing
- Home Report Valuation - £235,000

ACCOMMODATION

Mutual entrance stair - secured entry system

Hall 4.82 m x 1.79 m / 15'10" x 5'10"

Lounge 5.58 m x 3.18 m / 18'4" x 10'5"

Dining Area 2.63 m x 2.54 m / 8'8" x 8'4"

Kitchen 3.04 m x 2.93 m / 10'0" x 9'7"

Master Bedroom 4.70 m x 2.84 m / 15'5" x 9'4"

En-suite Shower room 2.44 m x 1.32 m / 8'0" x 4'4"

Bedroom 2 4.16 m x 3.35 m / 13'8" x 11'0"

Bedroom 3 4.16 m x 3.09 m / 13'8" x 10'2"

Bathroom 2.84 m x 1.60 m / 9'4" x 5'3"

PARKING

There is an allocated parking space.

HEATING

There is cost-efficient heating and hot water generated by the Dunfermline district heating system.

GLAZING

Double glazing.

EXTRAS

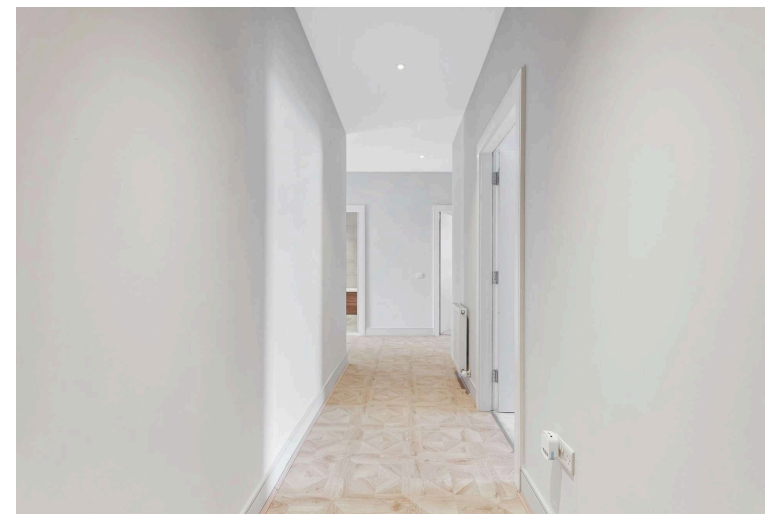
All blinds and intergraded kitchen appliances are included in the sale price.

EXTERNAL / FACTORING

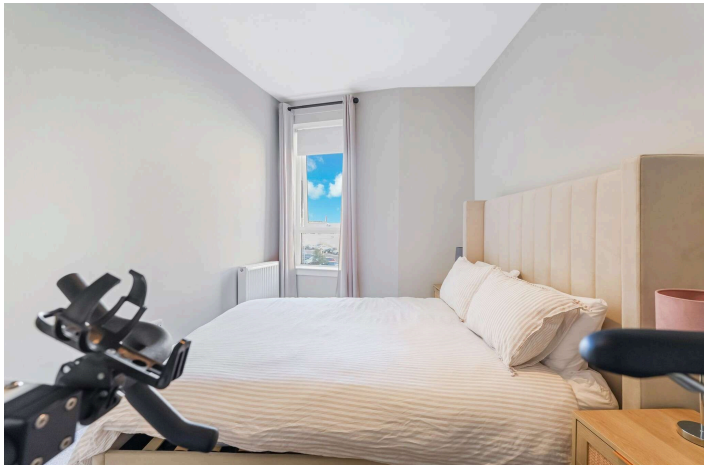
The development also provides a secured entry system, an allocated parking space, a shared bike store, and well maintained grounds. There is a monthly factoring fee of approximately £120.00. This fee also included buildings insurance.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

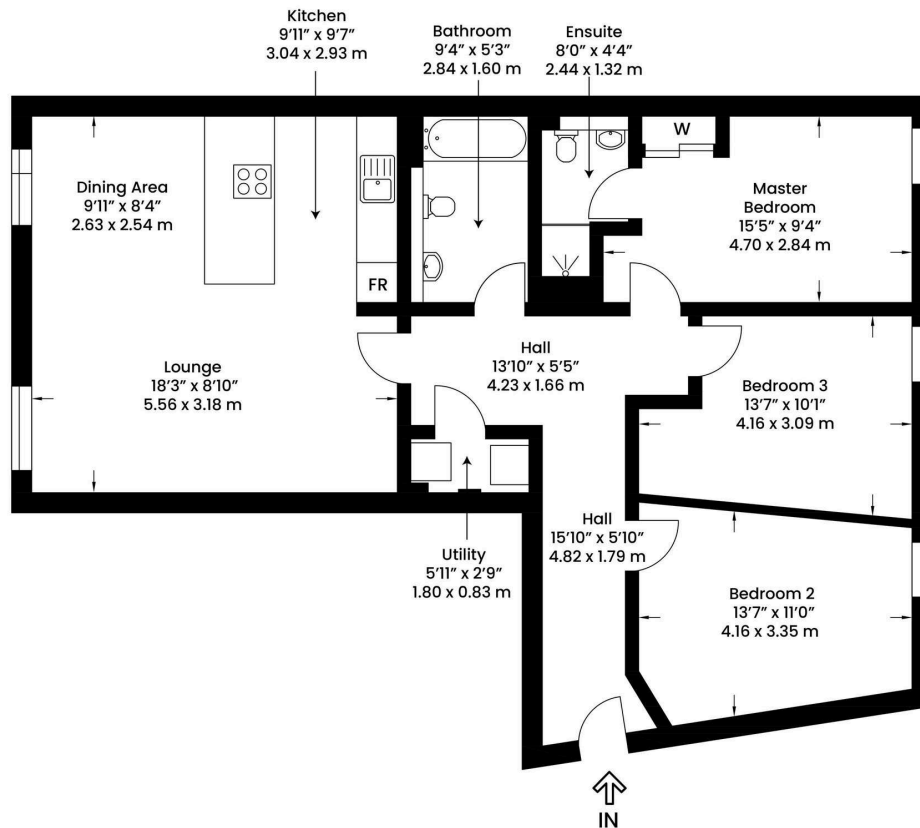
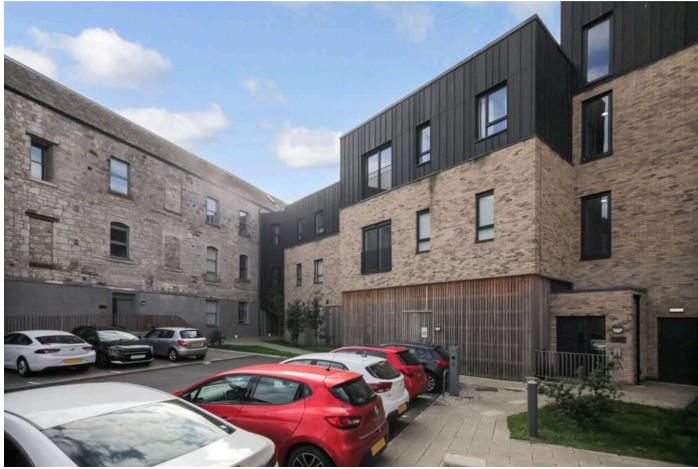












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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