

Flat 54, The Depot

WINTERTHUR LANE, DUNFERMLINE, FIFE, KY12 9FY



Beautifully presented three-bedroom upper villa in a city centre location



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

A great opportunity to live in a brand new property without any of the hassles - all snagging has been completed with oak laminate flooring and carpeting throughout. The property is centrally located and is 2 minutes from the bus station and 10 minutes from the rail station. Dunfermline High Street and Pittencrief Park are only a few minutes away. The property also comes with a designated parking space in a secure on-site car park.

HALL/LOUNGE/KITCHEN



Presented in move-in condition, the property is accessed via a Fob or Telecom entry system. The internal reception hall provides access to 3 double bedrooms, a spacious modern family bathroom with bath and waterfall shower and a laundry room. The laundry room also houses the ecologically efficient heat pump linked to the Dunfermline district heating system and has space for shelving and storage.

The large open-plan living area has a beautifully arched, double-glazed window, creating a very light and adaptable living space benefiting from beautiful Oak laminate flooring. There is a wonderful kitchen with a good selection of stylish units and integral Hob, Dishwasher and Fridge freezer appliances.





All three bedrooms are double in size with ample space for freestanding furniture. The master bedroom also benefits from double-fitted wardrobes with beautiful walnut sliding doors and a stylish en-suite with WC and a walk-in double shower.

The modern family bathroom with stylish splash-back tiling completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

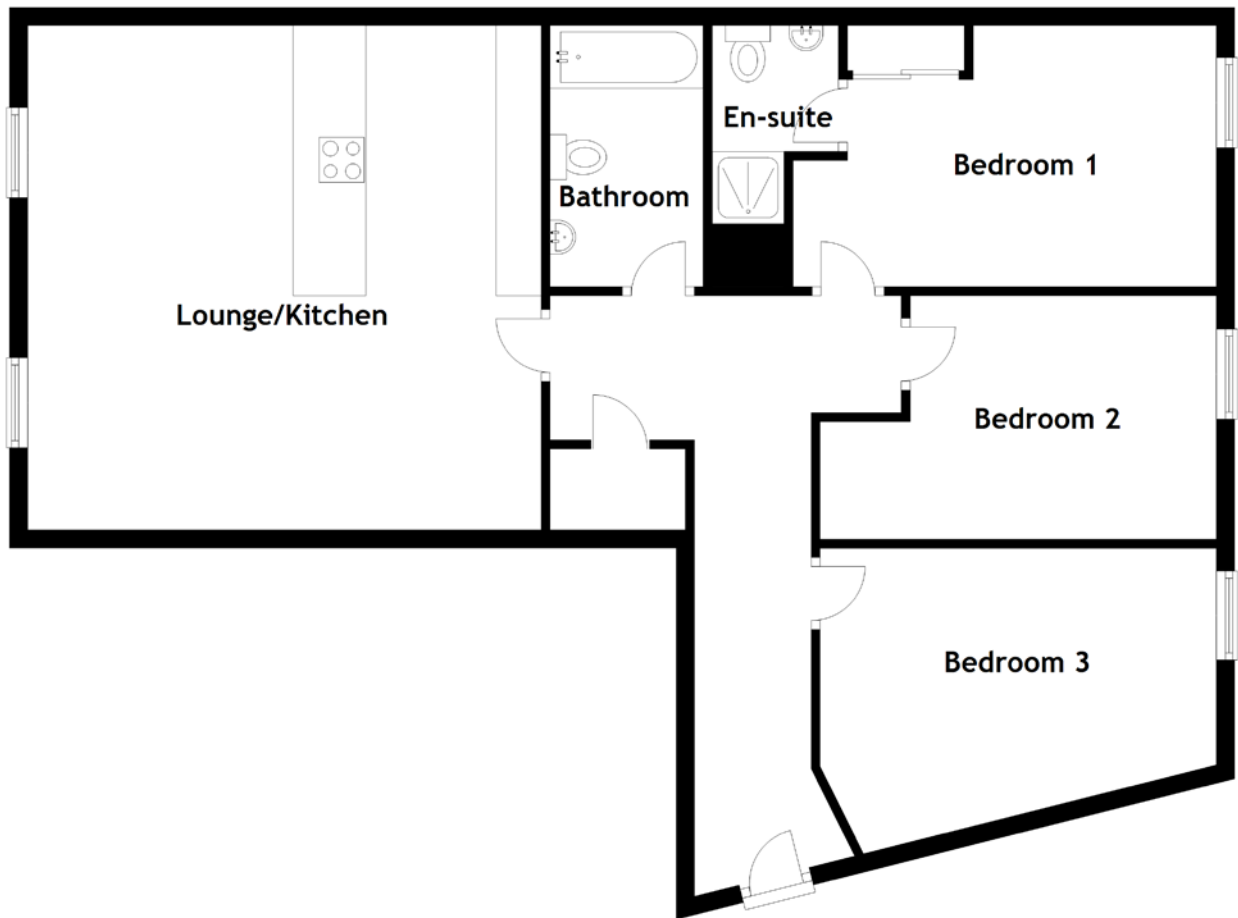


As previously noted, the apartment benefits from a designated parking space conveniently situated for the apartment block entrance with an electric car charging point nearby. The property in general is extremely energy efficient, rated B and the current owner benefits from very low energy costs.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

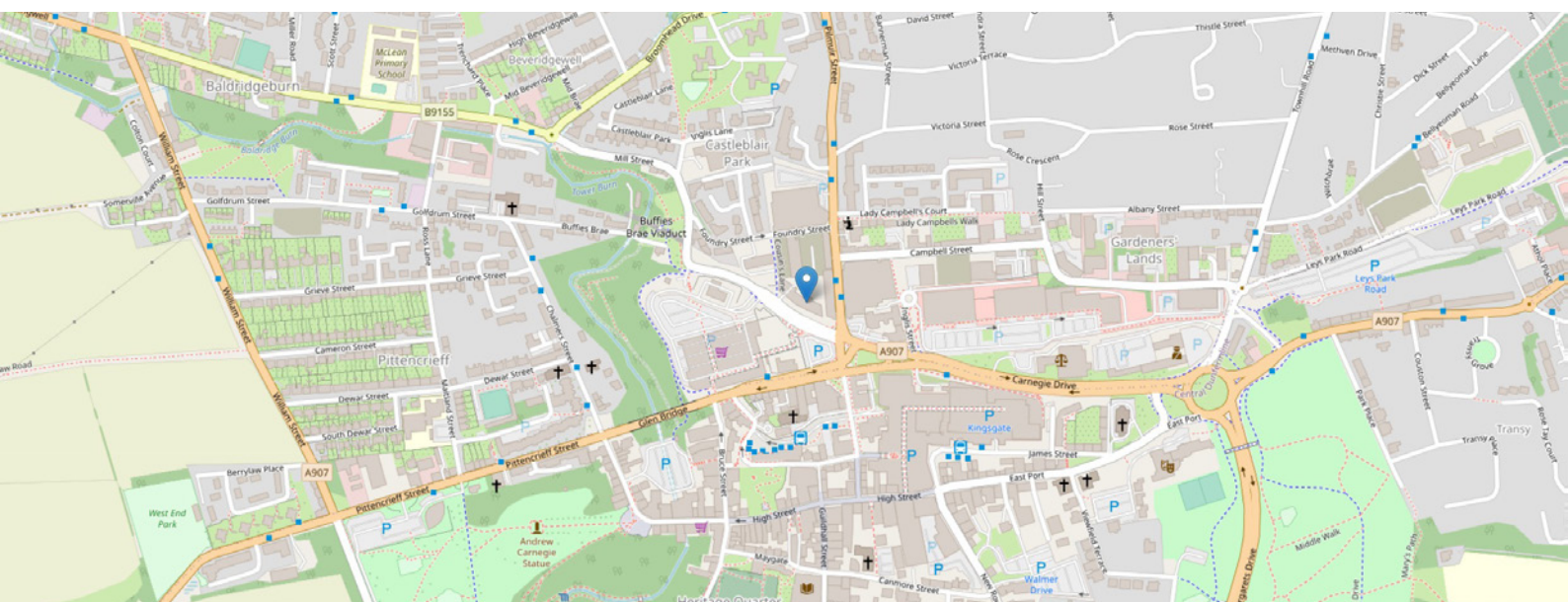
| | |
|----------------|-------------------------------|
| Lounge/Kitchen | 5.70m (18'8") x 5.60m (18'4") |
| Bathroom | 2.90m (9'6") x 1.70m (5'7") |
| Bedroom 1 | 4.70m (15'5") x 2.90m (9'6") |
| En-suite | 2.20m (7'3") x 1.40m (4'7") |
| Bedroom 2 | 4.40m (14'5") x 2.70m (8'10") |

Bedroom 3

4.40m (14'5") x 3.40m (11'2")

Gross internal floor area (m²): 96m²
EPC Rating: B

Extras: Floor coverings, light fittings, window dressings and integrated appliances.



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 the 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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