



12 The Depot, Dunfermline, KY12 9FY  
Offers Over £195,000











# Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

- An immaculate, two bedroom, second floor apartment located within a highly sought after development within Dunfermline's city centre.
- The Depot forms part of the The Linen Quarter, a restored building of Victorian architecture with contemporary design and benefits from cost-efficient heating and hot water generated by the Dunfermline district heating system, lift service, secure entry and maintained grounds
- Private parking space and skyline views back over Dunfermline City. Conveniently located for a wide range of local amenities including supermarkets, various convenience shops, a wide selection of restaurants and bars with excellent green spaces, including Dunfermline's Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Walking distance from Dunfermline Bus Station with services to Edinburgh and Glasgow and several train stations within the city with access to the Fife Circular and Edinburgh Waverly. The M90 motorway is located circa 3 miles from the property with road links throughout central Scotland
- Finished to an excellent standard throughout, the accommodation comprises of a welcoming entrance hall, benefitting from a large storage cupboard
- Herringbone-style wood effect flooring extending from the hallway through to the generous living room and kitchen. South facing aspects with ample room for free standing furniture and a stylish kitchen with a good selection of storage, stone effect worktops and integrated appliances.
- Master bedroom benefits from built in wardrobes and a tiled en suite shower room with double shower unit, WC and wash hand basin. Second double bedroom with room for free standing furniture
- Family bathroom with three piece suite and including rainfall shower head over the bath
- Factored building and grounds, circa £115.00 per month





# Location

Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

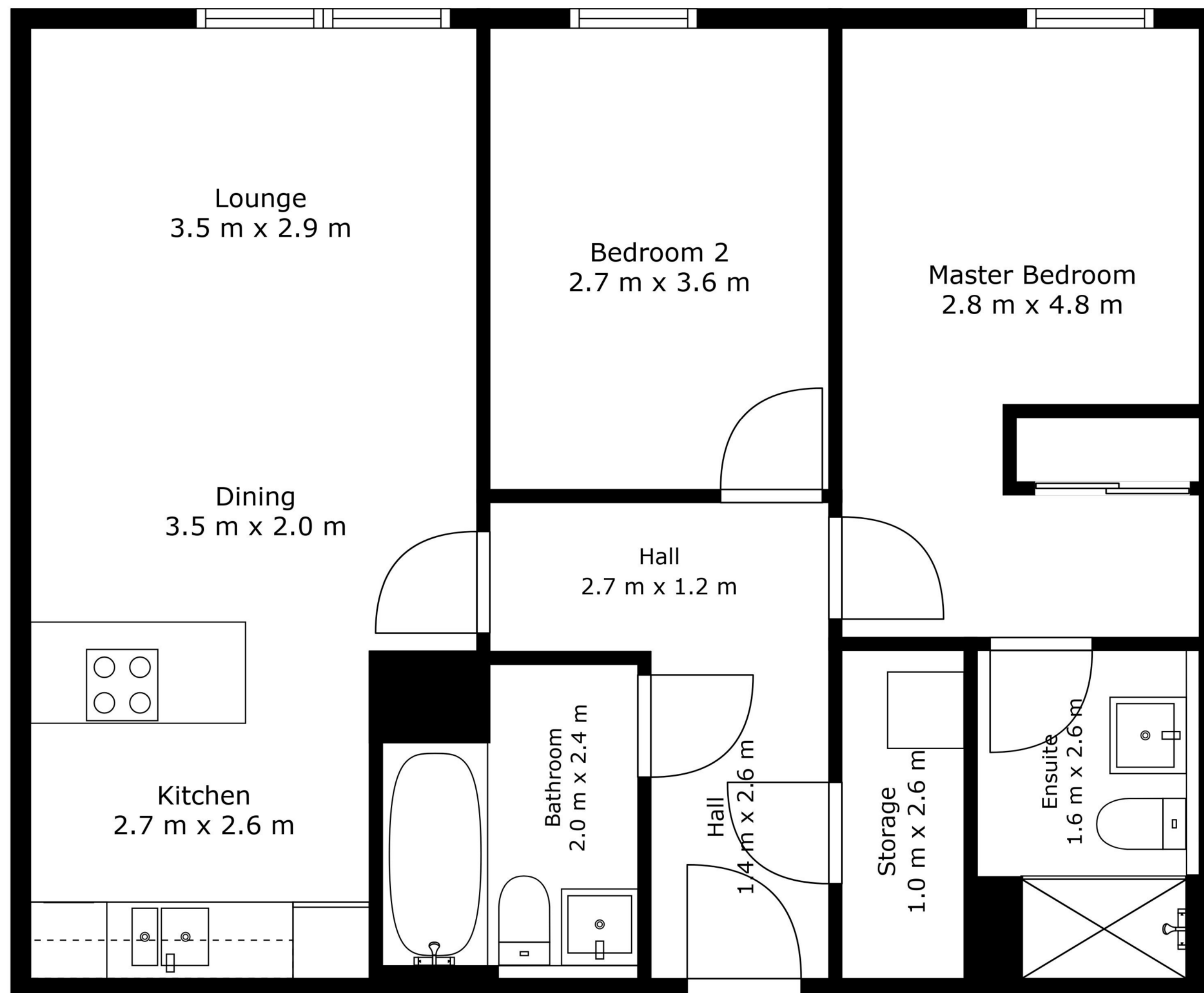
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



## Enquiries

 01383 629720

 [info@maloco.co.uk](mailto:info@maloco.co.uk)

 [maloco.co.uk](http://maloco.co.uk)



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.