



20 The Depot, Winterthur Lane, Dunfermline, Fife, KY12 9FY

Beautifully Presented & Spacious, Modern, Two Bedroom, Third Floor Apartment

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Property Description

Beautifully presented and exceptionally spacious, two-bedroom, third-floor apartment, with an allocated parking space. Forming part of an exclusive, modern, factored, development in the heart of Dunfermline centre, Fife.

Comprises an entrance hallway, open plan living/dining room and kitchen, master bedroom with an en-suite shower room, a second double bedroom, a bathroom and a utility/store.

Finished to a high standard throughout with a generous floor plan and a southerly facing aspect with skyline views. Quality fittings include a fully integrated kitchen, continuous flooring, contemporary lighting and stylish bathrooms.

In addition, there is double glazing, good storage provision including wardrobes for both bedrooms, and cost-efficient heating generated by the Dunfermline district heating system. The development also provides a lift service, secured entry, an allocated parking space, a shared bike store, and maintained grounds.

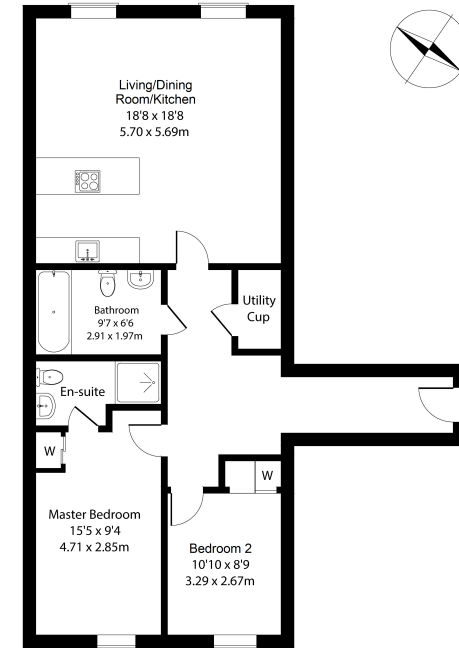
A spacious and welcoming hallway affords access throughout the property, including a utility/storage cupboard. With herringbone-style wood effect flooring extending from the hallway into the generously sized public room, the living/dining area is set to the front with ample space for freestanding furniture and southerly windows allowing plentiful natural light. Set to the rear of the room, a stylish kitchen is fitted with wall and base units, stone effect worktops and matching upstands, a tiled surround and a sink with drainer. Appliances include an integrated oven, induction hob, fridge/freezer and dishwasher; whilst a freestanding washing is housed in the utility cupboard.

To the rear of the property, the tastefully finished master bedroom features carpeted flooring, two light fittings and wall uplights, a built-in wardrobe and an en-suite shower room. Bedroom two is also set to the rear, similarly well-finished, with carpeted flooring, a central light fitting and a fitted wardrobe. Completing the accommodation, the family-size bathroom is set internally off the hall, fitted with a modern three-piece suite, a rainfall showerhead over the bath, tiled flooring and splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of amenities and leisure facilities, including Fife Leisure

Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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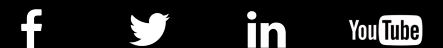
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