

**Morgans**

PROPERTY

48 The Depot, Dunfermline, KY12 9FY

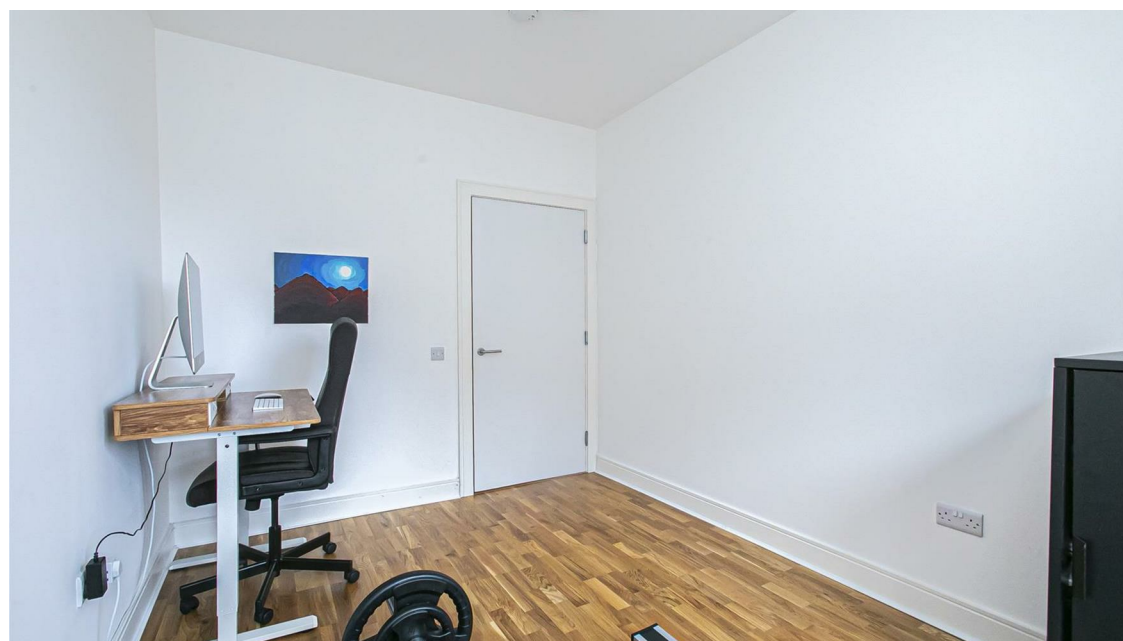
Offers Over £190,000







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 two-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. The accommodation briefly comprises entrance hallway with storage/utility cupboards, open plan livingroom/kitchen, two bedrooms and bathroom. Finished to a high standard throughout with a generous floor plan. Quality fittings include a fully integrated kitchen, continuous flooring, contemporary lighting and stylish bathroom. In addition, there is double glazing, good storage provision, cost-efficient heating and hot water generated by the Dunfermline district heating system. Secured entry, an allocated parking space, a shared bike store, and maintained grounds.





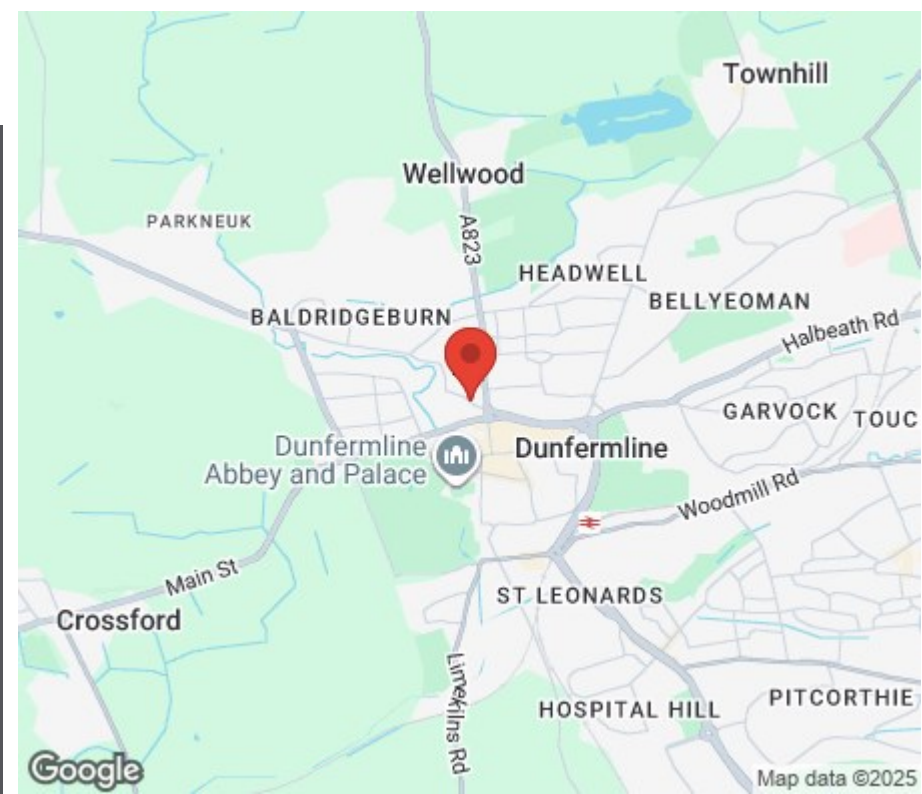
**LOCATION**

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

**EXTRAS INC IN SALE / AGENTS NOTE**

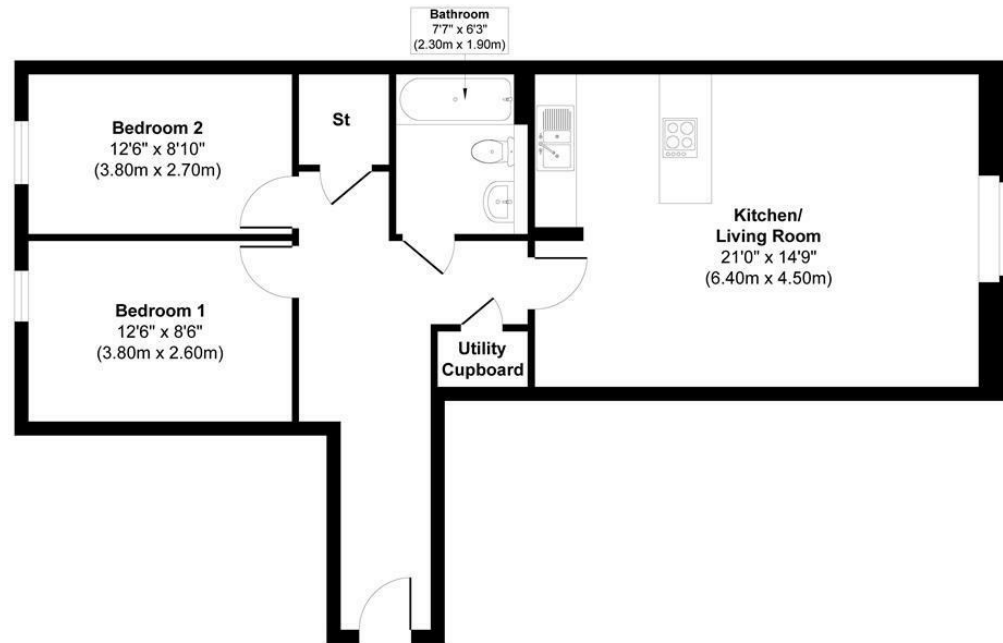
Bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





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**Approximate Floor Area**  
737 sq. ft  
(68.45 sq. m)

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**Approx. Gross Internal Floor Area 737 sq. ft / 68.45 sq. m**  
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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.