

Linen Quarter, Winterthur Lane,
Dunfermline, Fife

Guide Price: £187,500



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The Linen Quarter Sales Office & Show Apartment now open Thursday - Monday 11.00 - 5.00 by appointment only. Show apartment located on Pilmuir Street, KY12 0QE. For further information please visit www.thelinenquarter.co.uk EPC Exempt

Description

This stylish two bedroom apartment with unique period features oozes character. Situated in the heart of Dunfermline, this is an excellent opportunity to acquire this stunning apartment, individually designed by J M Architects who have combined the Italianate heritage of the building with current building technologies and performance. The apartment comprises an open plan living/kitchen/dining area with bespoke windows and doors, handmade in Scotland. As well as 2 double bedrooms, the apartment features a WC cloakroom, family bathroom and utility room. The apartment is sold with a fully inclusive quality specification including a contemporary kitchen with Hans Grohe Mixer tap, Franke contemporary s/s sink and fully fitted with Bosch appliances. Whilst elegant bathrooms enjoy Roca sanitaryware and Porcelanosa wall tiling from selected ranges. Heating is controlled with a Google Nest smart home system. Parking, extras and upgrades can be negotiated. EPC=Exempt.

Location

Situated in the very centre of Dunfermline The Linen Quarter is adjacent to the historic Carnegie Leisure Centre and Fire Station Creative, only minutes walk from the Dunfermline High Street with it's plentiful shops, restaurants and eateries.

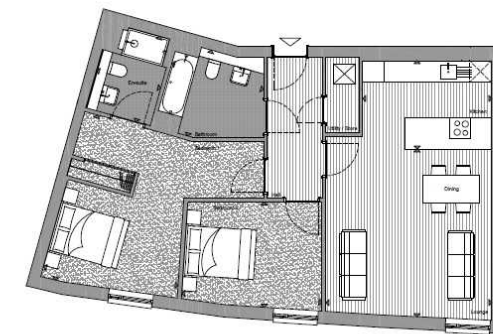
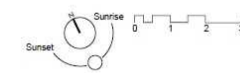
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. No to Scale. For illustrative purposes only.

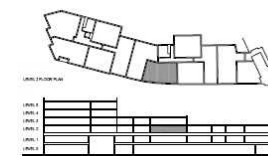
For full EPC please contact the branch.



62 The Depot
2-Bed Apartment
89.6m² / 964ft²

Lounge / Dining	4.65m x 4.75m
Kitchen	3.65m x 2.50m
Bedroom 1	3.85m x 4.83m
En-suite	1.85m x 2.51m
Bathroom	2.70m x 2.52m
Bedroom 2	3.68m x 2.98m

All room sizes are approximate, exclude all dimensions and may vary due to internal building tolerances.



THE LINEN QUARTER
1 — THE DEPOT