

Linen Quarter, Winterthur Lane,  
Dunfermline, Fife

Asking Price: £212,500



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# Linen Quarter, Winterthur Lane, Dunfermline, Fife

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Plot 64 at The Linen Quarter is a truly unique apartment set within The Depot. Offering over 1000 sqft of space which includes 3 generous double bedrooms with ensuite, open plan kitchen/dining/living area, ample storage and choice for designer kitchen and bathroom tiles. Viewing is a must!

## Description

This stylish three 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 jmarcitects 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. There are two double bedrooms; the main with ensuite and built in wardrobe. The apartment also features a 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. "images shown are for illustrative purposes only"

PHASE 1 WILL CONSIST OF THE FIRST TWO STAIRWELLS IN THE DEPOT BUILDING ( NEW BUILDING ) - 14 APARTMENTS IN TOTAL

## 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.

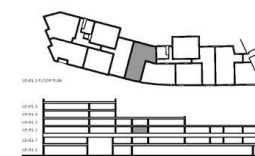
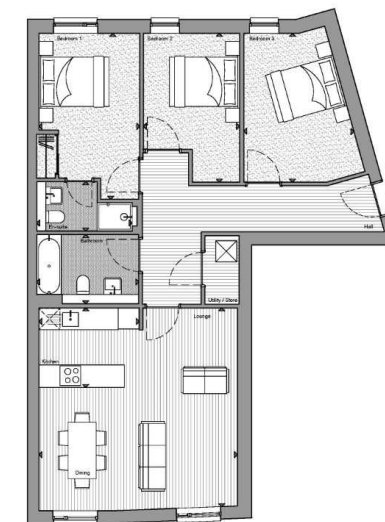
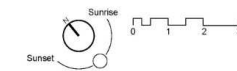
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All Measurements  
All Measurements are Approximate.

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. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



64 The Depot  
3-Bed Apartment  
98.7m<sup>2</sup> / 1,062ft<sup>2</sup>

Lounge / Dining	5.66m x 5.66m
Kitchen	2.86m x 2.29m
Bedroom 1	2.87m x 4.71m
En-suite	2.87m x 1.40m
Bathroom	2.91m x 1.96m
Bedroom 2	2.74m x 4.22m
Bedroom 3	3.14m x 4.22m

All measurements are approximate. Accuracy of dimensions and they may vary due to current building tolerances.

THE LINEN QUARTER  
1 — THE DEPOT