

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

14 THE DEPOT,  
WINTERTHUR LANE  
DUNFERMLINE, FIFE  
KY12 9FY





Designed for contemporary urban living, this stylish two-bedroom apartment is set within the exclusive Linen Quarter development in the heart of Dunfermline. Just moments from the city's vibrant shops, bars, and restaurants, it offers an exceptional opportunity for first-time buyers, professionals, or investors.

Located on the second floor, the apartment opens with a welcoming carpeted hallway that leads into a striking open-plan living, dining, and kitchen area. With a southeast and west-facing orientation, the space is flooded with natural light and extends onto a private balcony offering skyline views. Soft carpeting, neutral décor, and ambient lighting create a calm and inviting atmosphere, perfect for both relaxing and entertaining. A clever transition in flooring and the addition of a central island subtly defines the sleek, contemporary corner kitchen. Featuring white wall and floor units, smooth grey illuminated worktops, and high-spec integrated appliances including a hob and oven, it is stylish and practical. The light-filled principal double bedroom enjoys a peaceful south-east aspect and includes plush carpeting, built-in wardrobes, and a luxurious en-suite shower room. A second bright double bedroom and a modern main bathroom complete with a wall-hung WC, hidden cistern, washbasin, and bath with overhead shower rounds off the layout. Additional features include lift access, residents' parking, and shared landscaped grounds.

**VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226**

#### Key features

- Two-bedroom apartment
- Open-plan living dining room and kitchen with private balcony
- Two double bedrooms, one with en-suite
- Family bathroom
- Shared grounds
- Residents' parking
- Gas central heating
- Double glazing

#### Area

Located approximately five miles from the Forth Bridges, Dunfermline, once one of Scotland's historic capitals and the resting place of King Robert the Bruce, offers a vibrant lifestyle. The Kingsgate Shopping Centre and the town's High Street feature an array of high street brands and independent boutiques, while a monthly farmers' market and artisan market add local flavour. Leisure amenities include the Fife Leisure Park, featuring a 10 screen cinema, bowling, restaurants, and a health club; the stunning 76 acre Pittencrieff Park with trails, playgrounds, themed gardens, wildlife, and regular events such as the Bruce Festival. Carnegie's Birthplace Museum, Dunfermline Abbey, Palace, and Abbot House are all popular visitor attractions. There is local primary and secondary schooling. The city enjoys excellent transport links via Dunfermline City and Queen Margaret rail stations with frequent services to Edinburgh (around 30–40 minutes), frequent bus routes, proximity to the M90 motorway, and easy access to Edinburgh Airport.

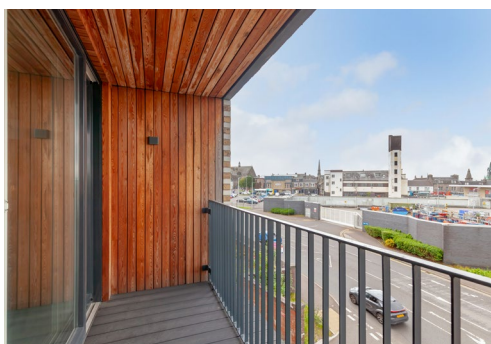
#### EPC Rating: B

#### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

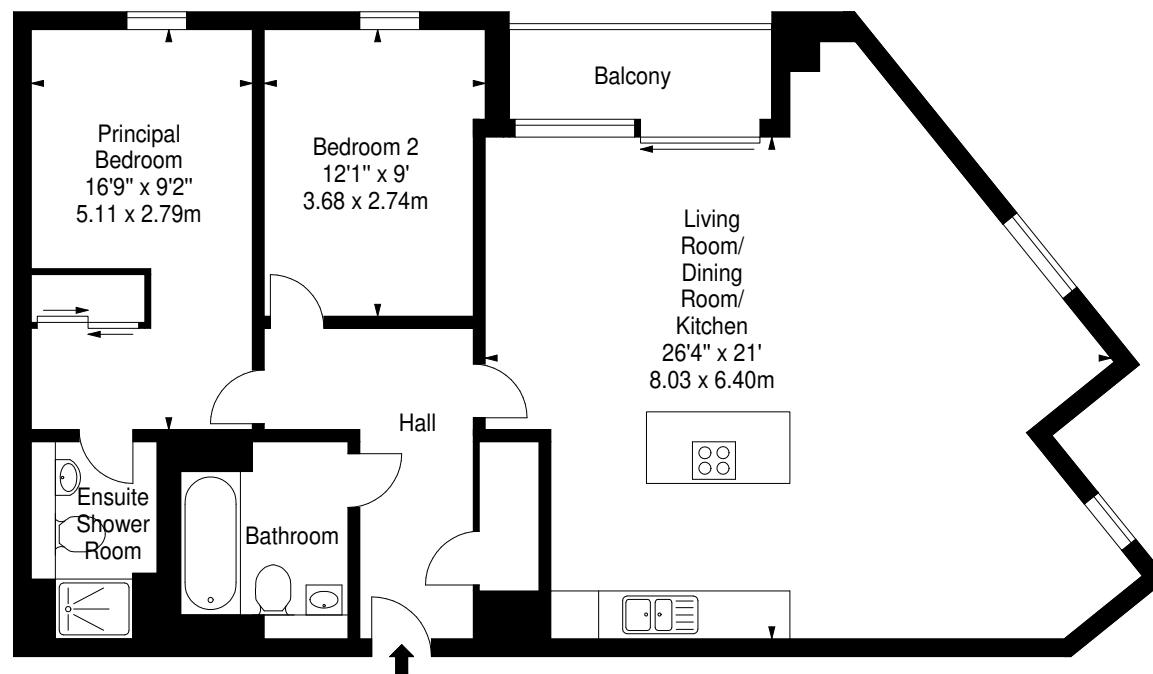




**The Depot,  
Winterthur Lane,  
Dunfermline,  
Fife, KY12 9FY**



Approx. Gross Internal Area  
1005 Sq Ft - 93.36 Sq M  
For identification only. Not to scale.  
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Second Floor

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