



M o r g a n s

30 STEWART STREET
TOWNHILL, KY12 0EA
FIXED PRICE £70,000

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Stylish and modern upper flat ideal for first time buyers situated in a quiet street at the end of the cul-de-sac. The property briefly comprises private entrance and vestibule with staircase to upper floor. Generous lounge with open outlook over Townhill Loch, modern kitchen two bedrooms and bathroom with shower. The subjects also have an attic. The property is double glazed with gas central heating and has a private garden to rear with secure gate leading to pathway and Loch. Residents and visitors parking. Early viewing essential. EPC RATING C.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegies Birthplace museum, the Abbey and Abbot House 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 Road Bridge 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 and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

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MEASUREMENTS

LOUNGE 14'6 x 13'9
KITCHEN 7'9 x 6'10
BEDROOM 1 10'9 x 8'11
BEDROOM 2 11'8 x 6'5
BATHROOM 5'8 x 5'8

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and dishwasher.

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

On entering the village of Townhill take the first turning on the left into Stewart Street where the property is situated straight ahead as signposted in the cul-de-sac.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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