



M o r g a n s

44A TOWNHILL ROAD
DUNFERMLINE, FIFE, KY12 0JD
OFFERS IN THE REGION OF £130,000



44A TOWNHILL
ROAD
DUNFERMLINE
KY12 0JD

Unique opportunity to acquire generous ground floor apartment offering spacious accommodation throughout within a purpose built block occupying one other apartment. This property style is rarely available and set back off the main road offering privacy within an exclusive small development of homes. The subjects briefly comprise entrance hall, lounge, breakfasting kitchen, utility room, three double bedrooms (two of which have fitted wardrobes) and a separate office or fourth bedroom if required. There are gardens to front and rear with driveway and single garage. Viewing a must. EPC Rating



SPACIOUS GROUND
FLOOR APARTMENT
OCCUPYING PRIVATE
CUL-DE-SAC. RARE
PROPERTY TYPE.
ESSENTIAL VIEWING.

LOCATION

Carnegie's 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 way 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 stations provide 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.

MEASUREMENTS

LOUNGE 18'10 x 13'1

KITCHEN 11'4 x 10'3

BEDROOM 1 13' x 10'9

BEDROOM 2 10'11 x 10'11

BEDROOM 3 10'9 x 10'6

OFFICE 10'3 x 7'

BATHROOM 10'7 x 6'9

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom

and light fittings together with integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

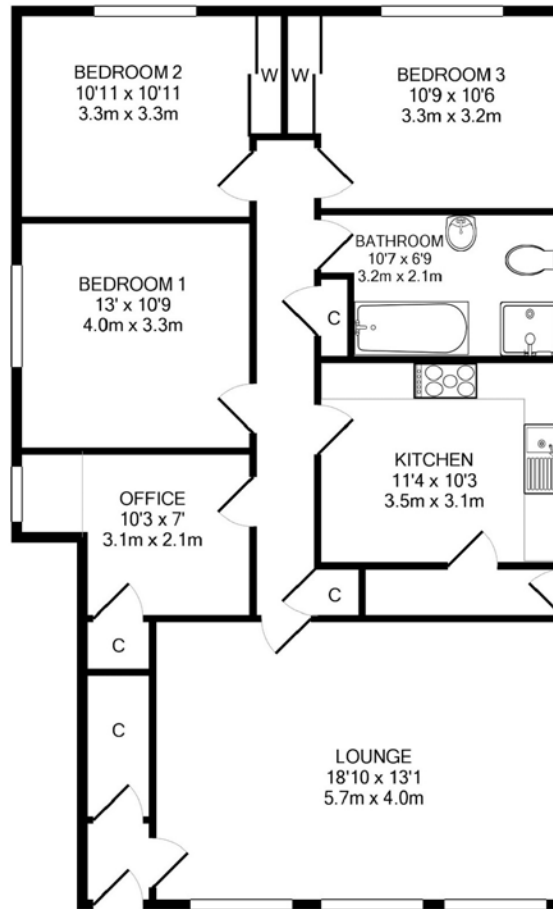
From Dunfermline head north via Townhill Road and just after Rose Street on the left there is a private lane turn left where there is off street parking. The property will be signposted on the left hand side.

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.







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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