



*M o r g a n s*

68 Moncur Street  
Townhill, Fife, KY12 0HN  
Fixed Price £175,000



BRITAIN  
WESTMINSTER  
THE GIANTS CAUSEWAY  
ANGEL OF THE NORTH  
LONDON EYE EDINBURGH CASTLE  
ARTHURS SEAT  
★STONEHENGE★  
HADRIANS WALL  
BLACKPOOL TOWER  
BEN NEVIS OLD MAN OF HOY SCAPELL PIKE  
SNOWDEN HELVELLYN  
BUCKINGHAM PALACE  
NELSONS COLUMN  
BRIGHTON PIER WHITE CLIFFS OF DOVER

68 Moncur Street  
Townhill  
KY12 0HN

Deceptively spacious detached cottage called 'The Dairy' situated on a corner plot in the village of Townhill close to Dunfermline. The cottage was built in the late 1800s. The accommodation has been extended providing versatility and comprises: entrance hall, living room with patio doors to garden, steps to dining room connecting to utility room and contemporary kitchen, master bedroom with built-in wardrobe, spacious en-suite and sauna room, two further bedrooms and study/nursery could be utilised as bedroom four, stylish family bathroom with separate shower completes the accommodation. The property benefits from double glazing and gas central heating. The garden is private and well maintained. Generous sized double garage. Early viewing recommended to appreciate this superb cottage. EPC RATING D.



## LOCATION

Townhill is a small semi rural village community, located approximately one mile north of Dunfermline Town Centre and approximately two miles from the national motorway links. The village offers a good range of social and leisure facilities including the Ski centre at Townhill Loch together with Townhill Country Park. Other local amenities include post office, primary school, library and a small selection of local shops for day-to-day necessities. However, a more extensive range of shopping, leisure and social amenities can be found in nearby Dunfermline. The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. 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.

## MEASUREMENTS

LIVING ROOM 11'1 X 15'5

DINING ROOM 9'2 X 10'9

KITCHEN 9'2 X 12'2

UTILITY 9'2 X 7'10

MASTER BEDROOM 13'4 X 13'1

EN-SUITE 6'11 X 11'5

BEDROOM 2 13'10 X 8'10

BEDROOM 3 10'4 X 13'5

STUDY/BEDROOM 4 13'10 X 6'6

BATHROOM 5'10 X 11'1

## EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and lights fittings together with any integrated appliances.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

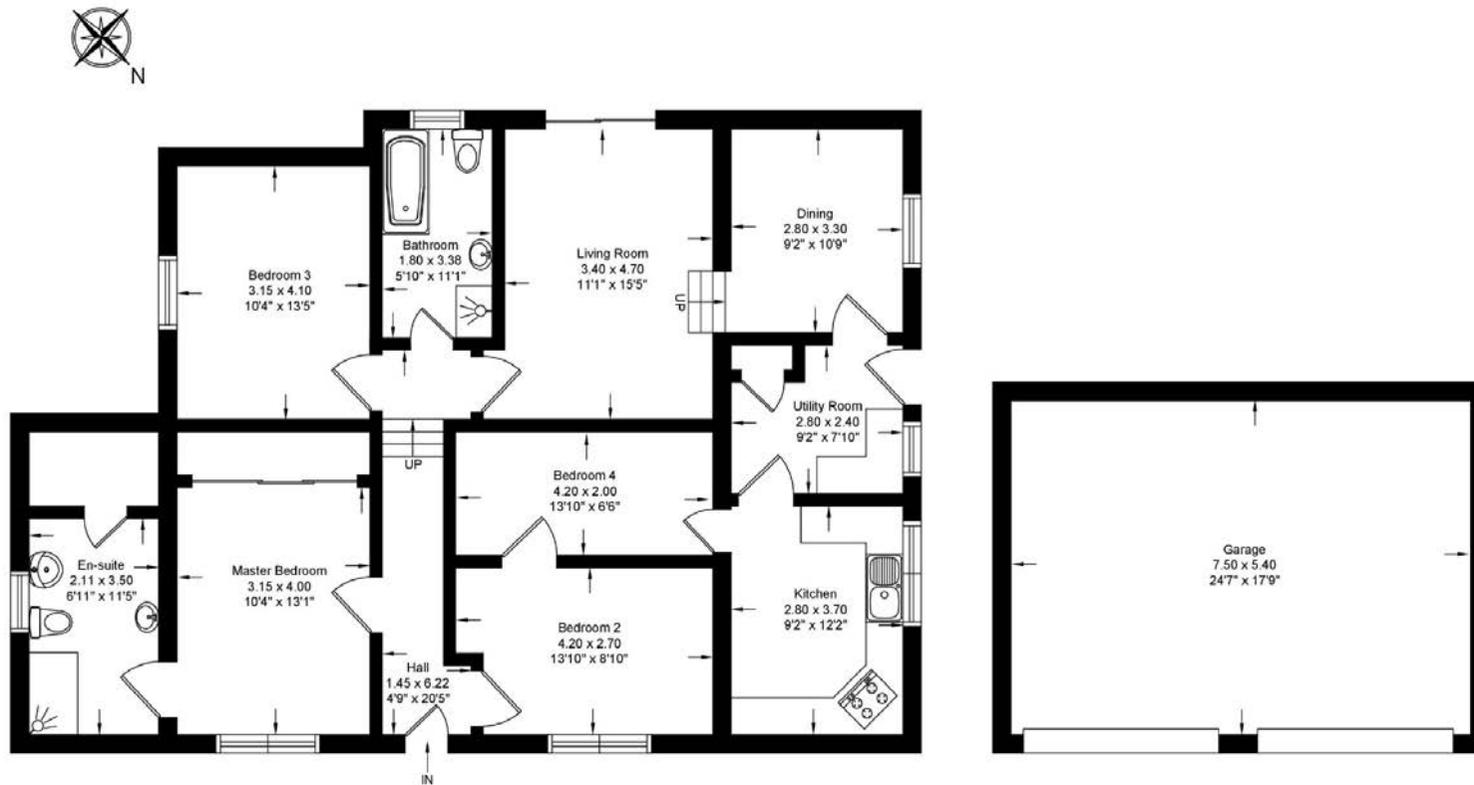
From Dunfermline head north via Hollyrood Place proceeding up Townhill Road at the top veer left into the village of Townhill. Continue onto Main Street, turn left onto Loch Street then left into Moncur Street where you will see the cottage signposted.

## 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.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.

**Morgans**

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