



Morgans

PROPERTY

17 Forest Place, Townhill, KY12 0EP

Offers Over £150,000





Lovely two bed semi-detached home



Handy downstairs WC



Bright front-facing lounge



Two double bedrooms



Open-plan kitchen/diner



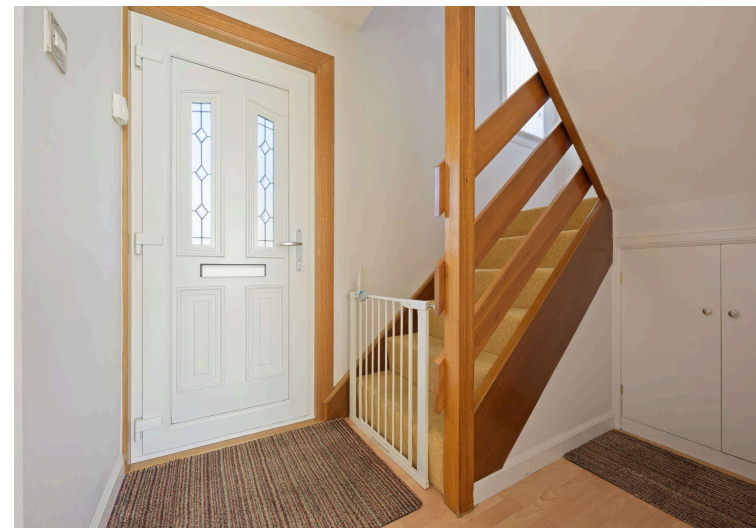
Family bathroom with electric shower



EPC Rating -



Council Tax Band -





Welcome

A fantastic opportunity to acquire this lovely two-bedroom semi-detached home, set within the peaceful village of Townhill on the northern outskirts of Dunfermline. Offering bright, spacious accommodation across two floors, this property is well-suited to first-time buyers, young families, or those seeking a quiet residential setting with easy access to city amenities. There are maintenance free gardens. On the ground floor, a welcoming entrance porch leads into the hallway, which in turn opens to a generous and well-proportioned lounge — a bright and comfortable space ideal for everyday living. To the rear, the open-plan kitchen and breakfasting room provides an excellent sociable space for family meals, with ample storage and worktop space throughout. A convenient downstairs WC completes the ground-floor accommodation, along with useful built-in cupboards off the hall. Upstairs, the landing leads to two generously sized double bedrooms, both with built-in storage cupboards, and the principal bedroom further benefiting from a built-in wardrobe. The family bathroom completes the upper-floor accommodation with overhead electric shower. Townhill is a popular and well-regarded village located just a short distance from Dunfermline city centre, with easy access to local amenities, schools, and transport links including the M90 motorway and local rail services — making it a convenient base for commuters to Edinburgh and across the Central Belt.

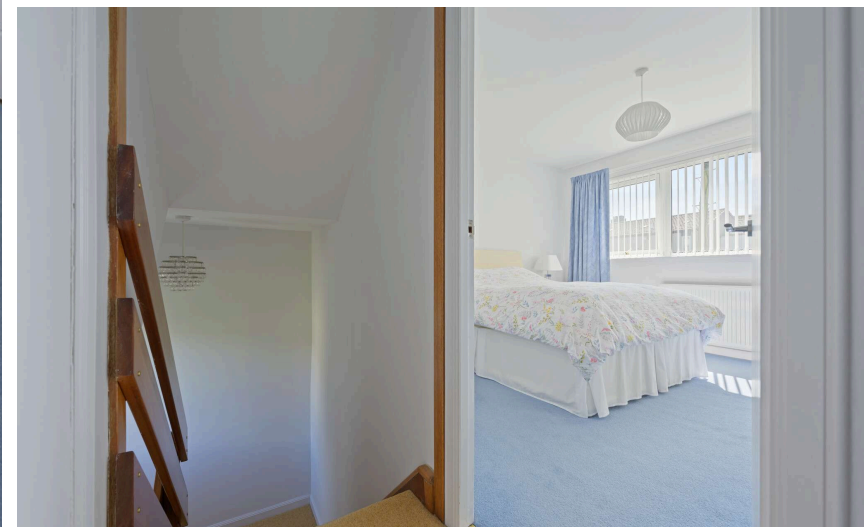


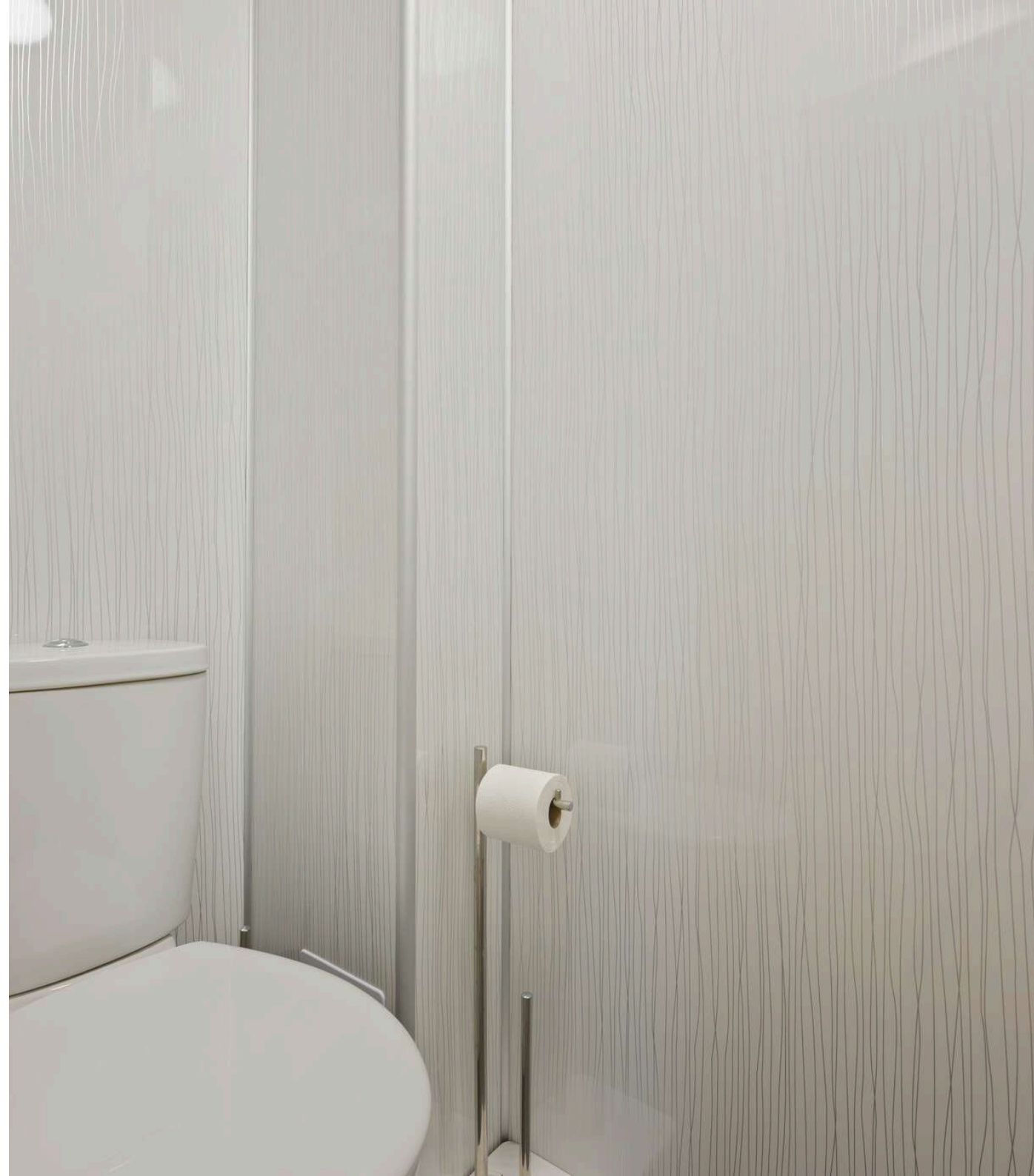
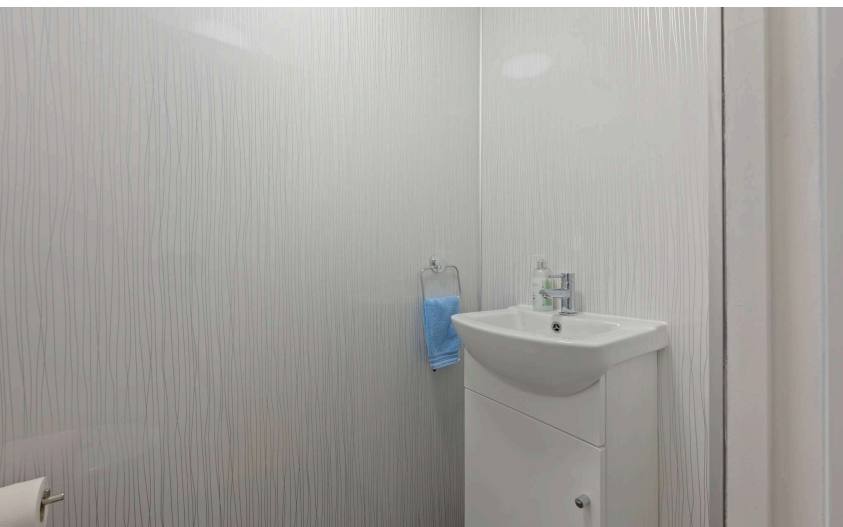


EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

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



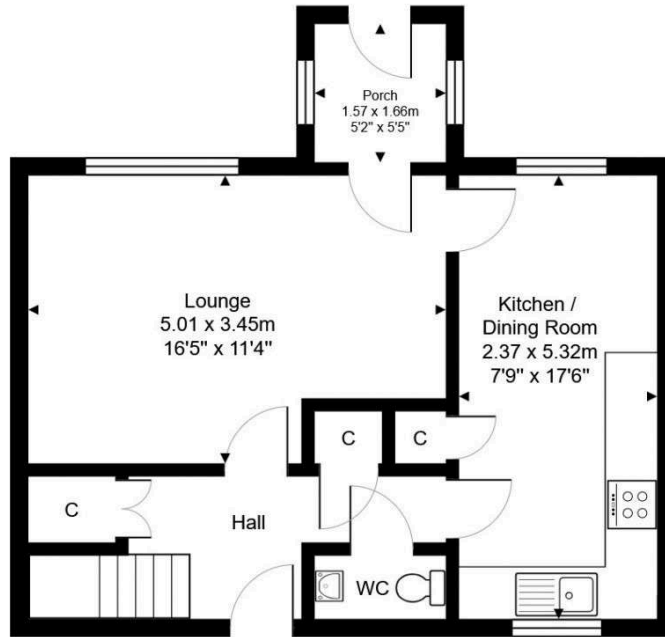


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Total Area: 82.9 m² ... 893 ft²



All measurements are approximate and for display purposes only



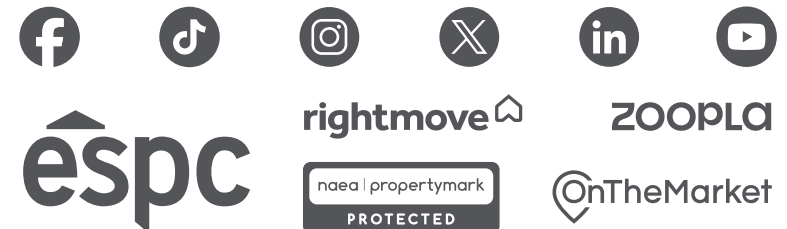
Ground Floor



1st Floor



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.