



Morgans

PROPERTY

15 Garden Place, Townhill, KY12 0EW

Offers Over £145,000





Ent Hallway Storage



Three bedrooms



Dining Kitchen



Family bathroom



Lounge



Rear Garden



EPC Rating -

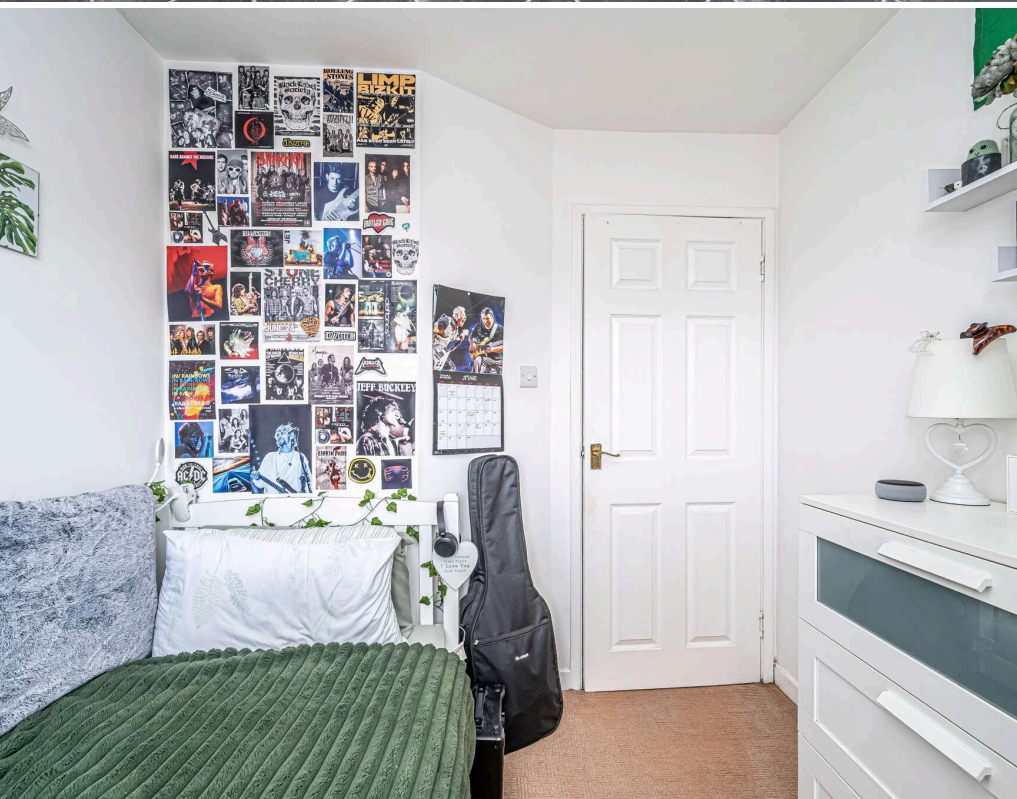


Council Tax Band -



Welcome

A well-presented three-bedroom terraced home offering comfortable and well-proportioned accommodation across two floors in a convenient central area in Townhill just north of Dunfermline. With a generous layout for a property of this type and good-sized rooms throughout, this is an ideal choice for first-time buyers, young families, or investors. The ground floor features an impressive 17-foot living room — a bright and spacious main reception space running the full width of the property — alongside an open-plan kitchen and dining room that provides a practical and sociable everyday cooking and dining area. Two useful store cupboards and front and rear external access add further everyday practicality to the ground floor. Upstairs, three bedrooms are served by a well-appointed family bathroom. The principal bedroom is a generous room extending to over 13 feet, whilst the second bedroom is also of good size. The third bedroom provides a versatile additional room ideal for a child's room or home office, and a landing cupboard provides useful additional storage. The property further benefits from a private garden to the rear with a southerly aspect.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings (apart from hallway and main bedroom light fittings) together with integrated appliances. Please note that the fireplace in the lounge is not included in the sale.

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.





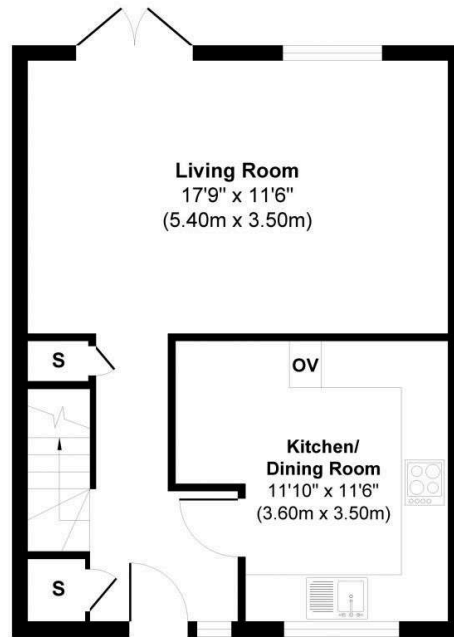
Townhill

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. Townhill is in close proximity to Queen Margaret train station and has a regular bus service into Dunfermline. 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.

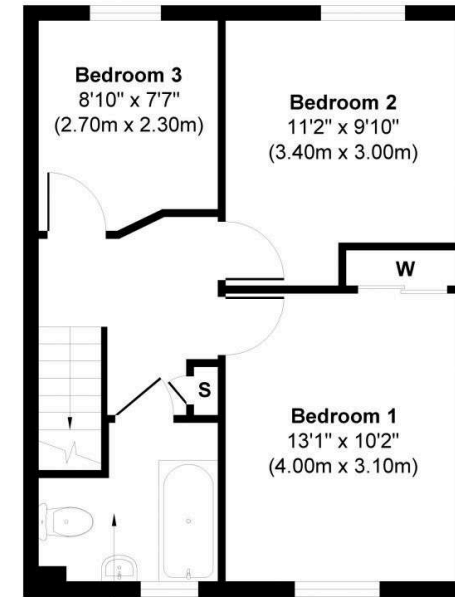
Morgans Property Package

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.





Ground Floor
Approximate Floor Area
418 sq. ft
(38.88 sq. m)



Bathroom
7'7" x 7'2"
(2.30m x 2.20m)

First Floor
Approximate Floor Area
418 sq. ft
(38.88 sq. m)



Approx. Gross Internal Floor Area 836 sq. ft / 77.76 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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