



Morgans

PROPERTY

1A Townhill Road, , Dunfermline, KY12 0QY

Offers Over £110,000



2



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Entrance Hallway Storage



Two Bedrooms



Kitchen



Bathroom



Lounge



Communal Garden



EPC Rating -



Council Tax Band -



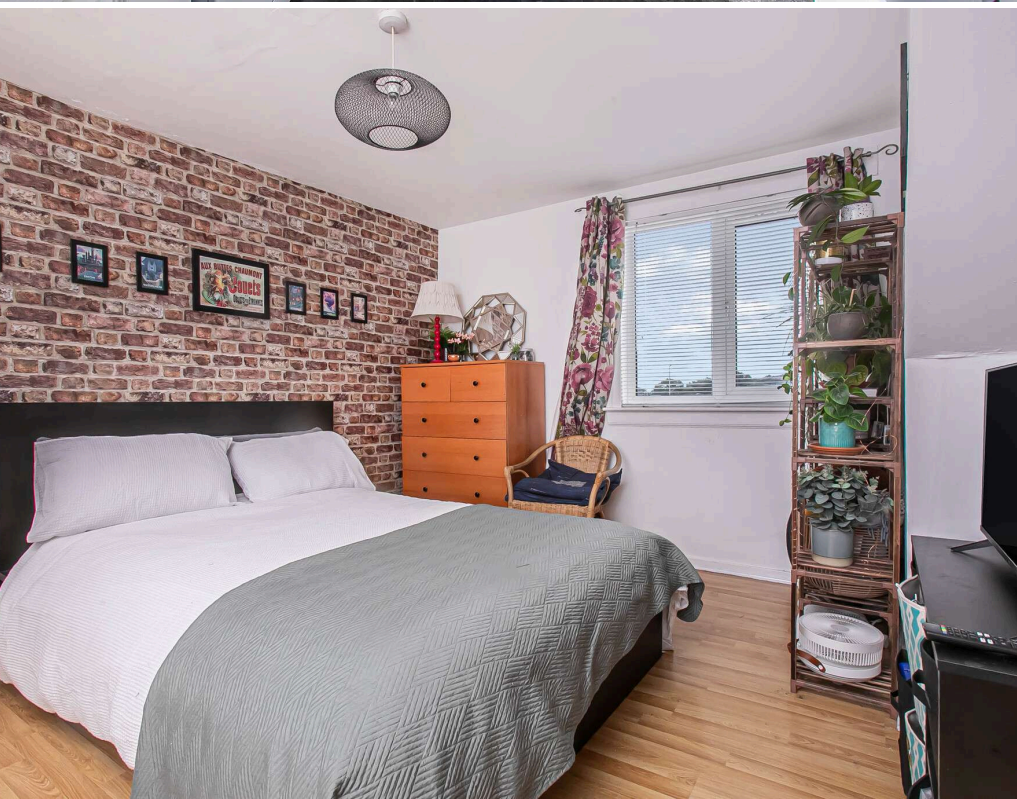
Welcome

This charming period apartment is a hidden gem in the city centre, a stones through away from Carnegie retail park and a short walk to the heart of the city with easy to maintain enclosed communal garden. There is private off street parking to the front of this property and Leys Park Free car park adjacent. This home offers 678 square feet of comfortable living space in a convenient part of the city, with its own front door entrance.

The lounge is bright and generously sized at over 14 feet in length, offering plenty of space for both relaxing and dining. The kitchen sits just off the lounge, well-fitted with a good range of units and space for freestanding appliances.

Both bedrooms are comfortably sized doubles, with bedroom one benefiting from built-in wardrobe space. The bathroom is fitted with a bath, WC, and wash basin.

Located at the foot of Townhill Road, the property is ideally placed for local shops, schools, and transport links, making it an excellent choice for first-time buyers, downsizers, or investors. A short walk takes you to Dunfermline Railway Station.





EXTRAS INC. IN SALE/AGENTS NOTE

Fitted floorcoverings, blinds, bathroom and light fittings, lounge fixtures and fittings, together with all white good, except tumble dryer.

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

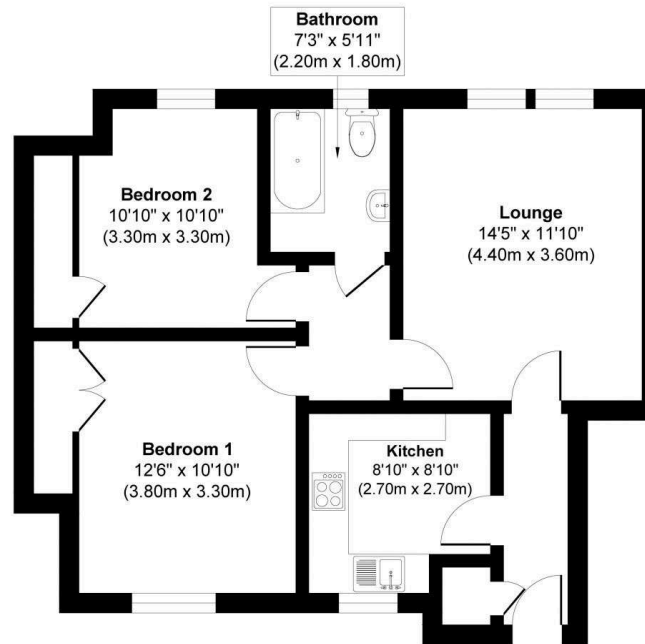
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.



1A, Townhill Road, Dunfermline, KY12 0QY



Approximate Floor Area
678 sq. ft
(63.03 sq. m)

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Approx. Gross Internal Floor Area 678 sq. ft / 63.03 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.