

Morgans PROPERTY

63 Main Street, Townhill, KY12 0EH

Offers Over £110,000

2 1 1







- Two bedrooms
- Accommodation over two floors
- Living/dining room with two windows to the front
- EPC Rating -
- Kitchen with hob
- First floor shower room with bath
- Storage cupboards on both floors
- Council Tax Band - B











Welcome

This two-bedroom home requires to be upgraded and offers accommodation across two floors in the village of Townhill, complete with a living/dining room and a first floor shower room, ideal for first-time buyers and those looking to downsize. The front door opens into a living/dining room with two windows to the front and the stairs to the first floor. The kitchen is at the rear of the ground floor, with a hob, a sink beneath the window and a storage cupboard alongside. Upstairs, bedroom one has a window to the front as well as bedroom two. The shower room has a bath, WC and wash hand basin. There are two further storage cupboards in bedroom two. There are private gardens to the front and rear, located in Townhill, the property is well placed for Queen Margaret train station and the regular bus service into Dunfermline, making it a practical choice for first-time buyers and downsizers.







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.









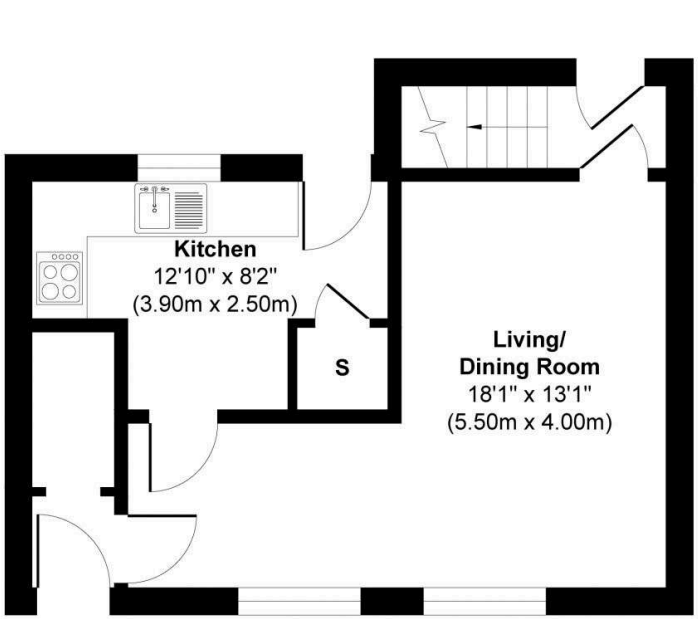
Townhill

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.

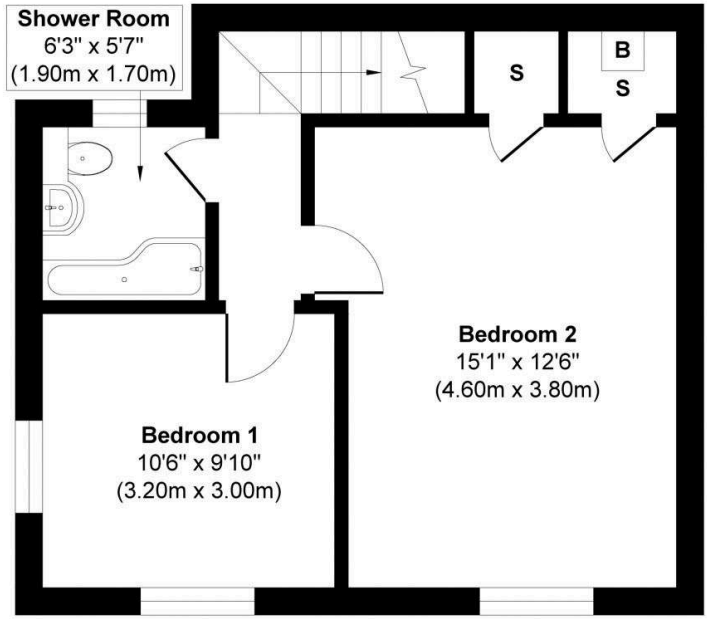


Morgans Property Package

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
366 sq. ft
(33.97 sq. m)



First Floor
Approximate Floor Area
434 sq. ft
(40.34 sq. m)

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Approx. Gross Internal Floor Area 800 sq. ft / 74.31 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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