

ROSS & CONNELL

Solicitors, Estate Agents & Business



185 Townhill Road, Dunfermline, KY12 0DQ
Offers Over £209,000



Most attractive semi detached villa enjoying an elevated position only a few minutes walk to Townhill Country Park and offering ideal family accommodation in move in condition. Entrance vestibule, Hall, Lounge (Wood burning stove), Stylish dining kitchen, Master bedroom (en-suite shower room), 2 Further double bedrooms, Family bathroom. Attractive gardens to front and rear. Garage with long driveway. Double glazing. Gas central heating. Modern decor. Immaculately presented. EPC - D

LOCATION

An ideal location for the commuter, 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 direct links to Edinburgh, Perth and Dundee. The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have the Fife Leisure Park which home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. The property is only a few minutes walk to Townhill Country Park and is within easy reach to Dunfermline town centre with its good variety of shops and bus station, as well as Dunfermline Town and Queen Margaret railway stations and 2 primary schools.

PROPERTY - SEMI DETACHED VILLA

- Entrance hall
- Lounge (Wood burning stove)
- Sitting room/Bedroom 3
- Large dining kitchen
- Master bedroom with stylish en-suite shower room
- Further double bedroom
- Family bathroom (with shower)
- Flexible accommodation
- Neat gardens
- Garage with long driveway
- Double glazing / Gas central heating
- Modern decor
- Immaculately presented

ACCOMMODATION

Entrance Vestibule

With doors to hall. Tiled floor. Cupboard housing meters.

Hall

The hall has doors leading to the lounge, dining kitchen, 2 bedrooms and bathroom. Sanded and varnished floor.

Lounge 4.30 m x 4.10 m / 14'1" x 13'5"

This is a lovely, well proportioned lounge which features a wood burning stove set on a tiled hearth. Sanded and varnished floor. Front.

Bedroom 3/Sittingroom 4.50 m x 3.60 m / 14'9" x 11'10"

This well proportioned room is currently used as a sitting room, however it could be used as a third bedroom. Attractive tiled fireplace. Sanded and varnished floor. Front.

Dining Kitchen 7.10 m x 3.00 m / 23'4" x 9'10"

This superbly proportioned dining kitchen is fitted with stylish floor and wall units with complementary worktops. Patio doors to garden. Rear.

Bedroom 2 3.00 m x 2.70 m / 9'10" x 8'10"

Located to the rear.

Family Bathroom 2.70 m x 1.50 m / 8'10" x 4'11"

A well proportioned bathroom which has been upgraded to a good standard and is fully tiled. Shower set over the bath. Rear.

Landing

With door to master bedroom.

Master Bedroom 5.30 m x 4.90 m / 17'5" x 16'1"

This superbly proportioned master bedroom enjoys the benefit of built in storage. 4 Velux rooflights. Frosted glass door to en-suite shower room. Attractive glass block feature. Front and rear.

Ensuite 2.50 m x 2.30 m / 8'2" x 7'7"

The en-suite, which is of good proportions, is very stylish and features top quality fixtures and fittings. Most attractive tiling. Side.

Gardens

There are neatly presented areas of garden ground to the front and rear. The large front garden is mainly laid to lawn. The rear garden comprises an area of lawn, a raised decked area and a chipped area. The rear garden is fully enclosed and particularly private.

GARAGE

There is a garage with up in over door light and power, accessed via long tarmac driveway, offering parking for several cars.

HEATING

There is gas central heating.

GLAZING

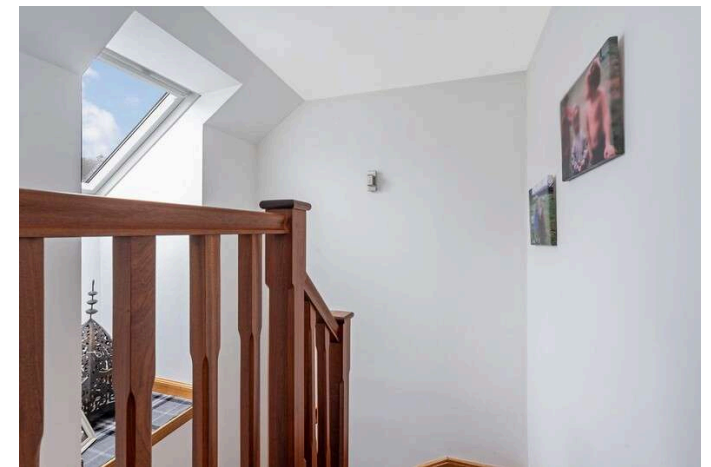
The property has double glazing.

EXTRAS

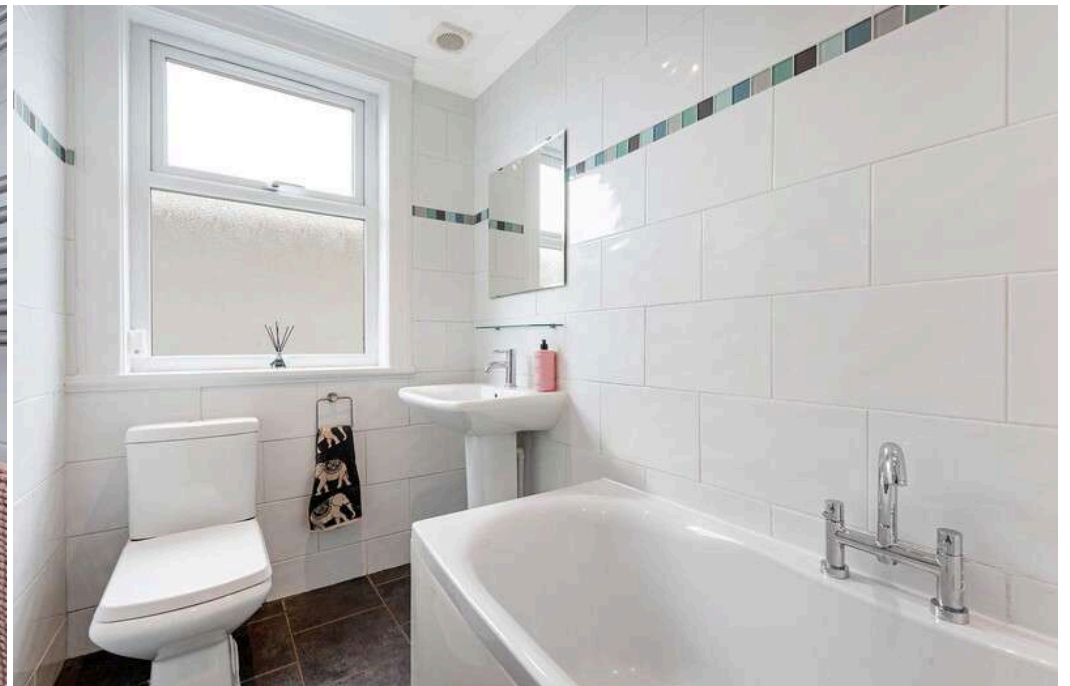
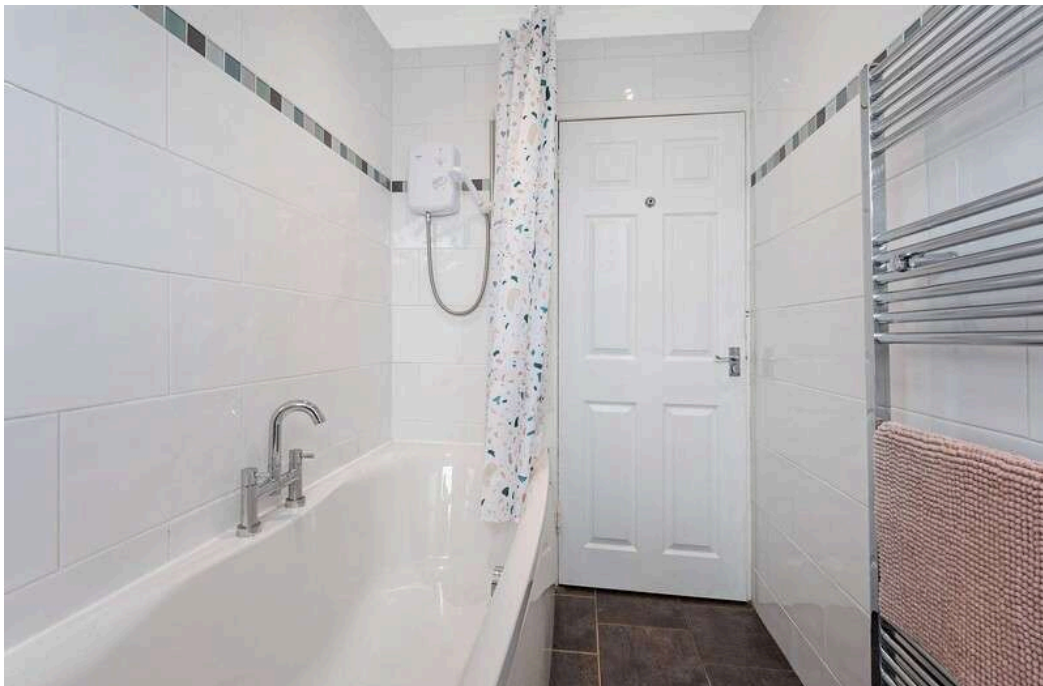
All the carpets and blinds are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

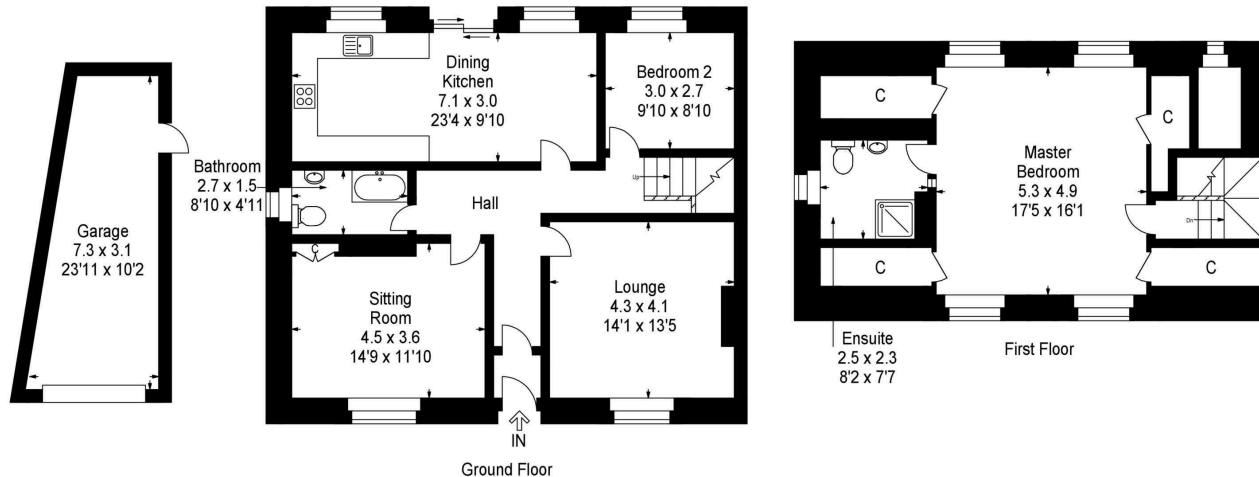
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk



VistaBee
DIGITAL CONTENT CREATION

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)

© VistaBee 2021

espc



rightmove

s1homes.com

Find us on
Facebook