

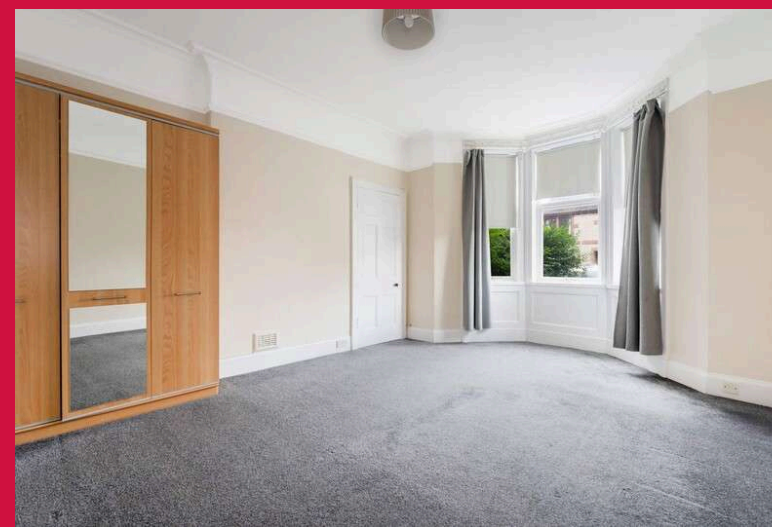
# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

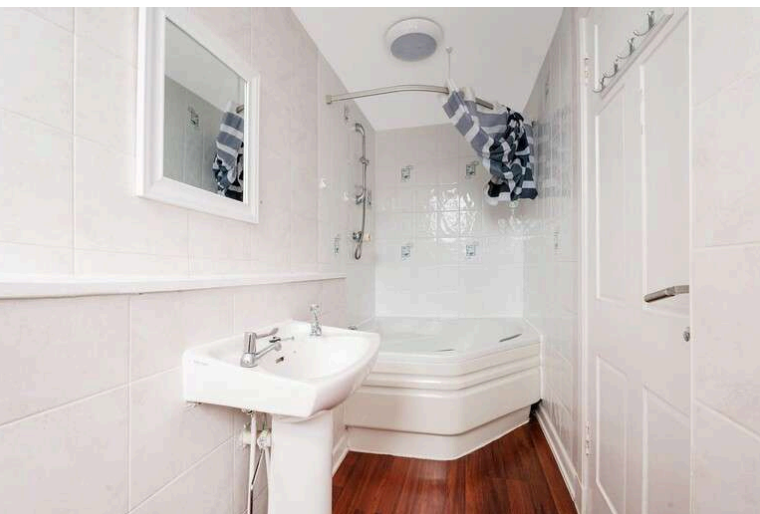


**90 Townhill Road, Dunfermline, KY12 0JH**  
**Offers Over £120,000**





Most attractive ground floor traditional stone built flat in popular location offering neatly presented accommodation ideally suited to first time buyers or investors. Vestibule, Hall, Lounge/dining room, kitchen, 2 Bedrooms, Bathroom. Private gardens plus mutual mutual rear garden. Gas heating. Double glazing. Modern decor. Close to town centre. Move in condition. Internal viewing recommended. EPC - C



## 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.

## PROPERTY - GROUND FLOOR FLAT

- Hall
- Lounge
- Kitchen
- Two bedrooms
- Bathroom with corner bath with shower over
- Gas Heating
- Double glazed
- Private gardens to front and rear
- Mutual gardens to rear
- Cornicing

## ACCOMMODATION

### Entrance Vestibule

Door to hallway.

### Hall

Doors to Lounge, Bedrooms and bathroom. Storage cupboard.

### Lounge

Door to Kitchen. Fire surround. Good size living area. Rear facing.

### Bedroom 1 5.21 m x 4.09 m / 17'1" x 13'5"

This is a large room with feature bay window. Shelved cupboard. Front facing.

### Bedroom 2 3.40 m x 2.69 m / 11'2" x 8'10"

Rear facing

### Kitchen 2.59 m x 2.31 m / 8'6" x 7'7"

Fitted units. Worcester Gas boiler. Cooker hood. Door to rear garden. Side facing.

### Bathroom 4.39 m x 1.40 m / 14'5" x 4'7"

White suite. Corner bath with shower over

### Garden

There are private garden areas to the front and rear of the property together with a mutual garden to the rear.

## HEATING

The property has gas heating.

## GLAZING

The property has double glazing.

## EXTRAS

Carpets where fitted, curtains/ blinds and free standing electric cooker are including in the sale price.  
Sold as seen

## HOME REPORT

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





## 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 Alan Dear at Ross & Connel on 01383 721156

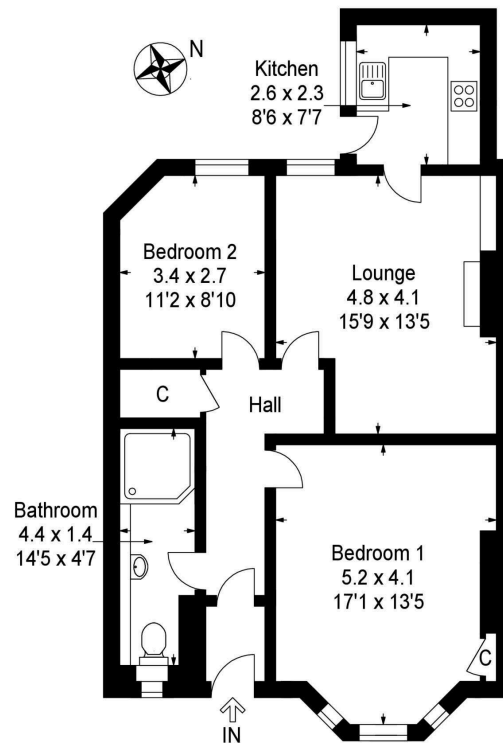
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

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**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)

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