

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**29a Muir Road, Townhill, KY12 0EG**  
**Offers Over £210,000**





Spacious detached villa enjoying a quiet, pleasant location with a most attractive open outlook to the front across neighbouring farmland. Entrance Porch, Hall, Lounge, Dining room, Kitchen, 3 Bedrooms, Bathroom, Shower room. Double glazing. Gas central heating. Garage. Driveway. Gardens to front and rear. Requires modernisation and upgrading. Great potential. Ideal family home. EPC - D



## LOCATION

Muir Road is quietly situated on the outskirts of the popular village of Townhill, located only one mile north of Dunfermline Town Centre, yet surrounded by woodland and agricultural ground, with a country park and central loch. Within walking distance, there are local shops, a primary school, horse riding facilities and a regular bus service to Dunfermline. For the commuter there is easy access to the M90 Motorway for travel both north and south and Queen Margaret Railway Halt is only a five minute drive.

## PROPERTY - DETACHED VILLA

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- Shower room
- Double glazing
- Gas central heating
- Gardens to front, side and rear
- Requires modernisation and upgrading

## ACCOMMODATION

### Entrance Vestibule

With door to hall.

### Hall

This hall gives access to the Lounge, Kitchen, Bathroom, Shower room and Bedroom 3.

### Lounge 6.70 m x 3.80 m / 22'0" x 12'6"

This is a superbly proportioned lounge. Arch to dining room.

### Dining Room 3.10 m x 2.70 m / 10'2" x 8'10"

With door to kitchen. Rear.

### Kitchen 3.60 m x 2.70 m / 11'10" x 8'10"

A good sized kitchen. Door to utility room and hall. Rear.

### Utility Room 2.70 m x 1.80 m / 8'10" x 5'11"

This is a handy room in any family home. Door to garden.

### Bathroom 2.70 m x 1.90 m / 8'10" x 6'3"

Fitted with a coloured suite. Side.

### Shower Room 2.20 m x 1.70 m / 7'3" x 5'7"

Fitted with a white suite. Mid.

### Bedroom 3 3.20 m x 2.80 m / 10'6" x 9'2"

A good sized double bedroom boasting built in wardrobes with sliding doors. Front.

### Landing

With doors to 2 bedrooms.

### Bedroom 1 4.4 m x 4.0 m / 14'5" x 13'1"

This well proportioned double bedroom enjoys a lovely open outlook over neighbouring farmland. Built in wardrobes. Front.

### Bedroom 2 4.40 m x 3.20 m / 14'5" x 10'6"

The second double bedroom is also of good proportions and enjoys the open outlook. Built in wardrobes. Front.

### Gardens

This property enjoys most attractive and neatly presented areas of garden ground to the front, side and rear.

### GARAGE/DRIVEWAY

There is a single garage accessed via a tarmac driveway.

### HEATING

The property has gas central heating

### GLAZING

The property has double glazing.

### EXTRAS

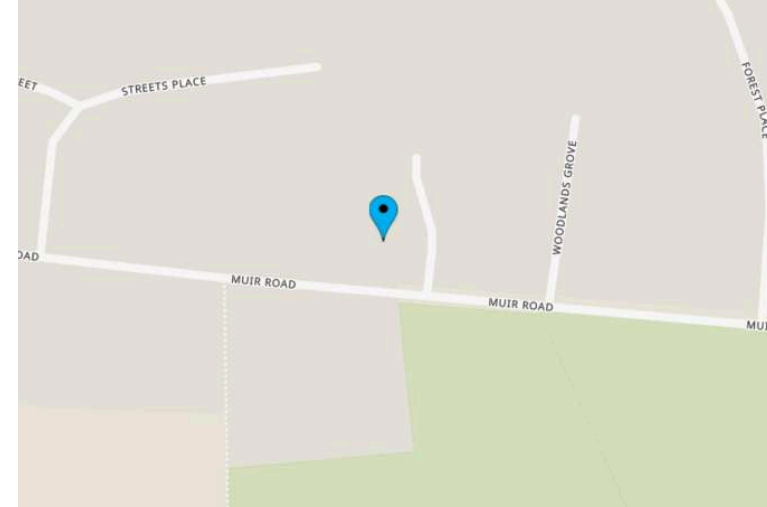
All the fitted carpets and included in the sale price.

### HOME REPORT

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

### SOLD AS SEEN - NO Warranties/Guarantees given

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers.





















## 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

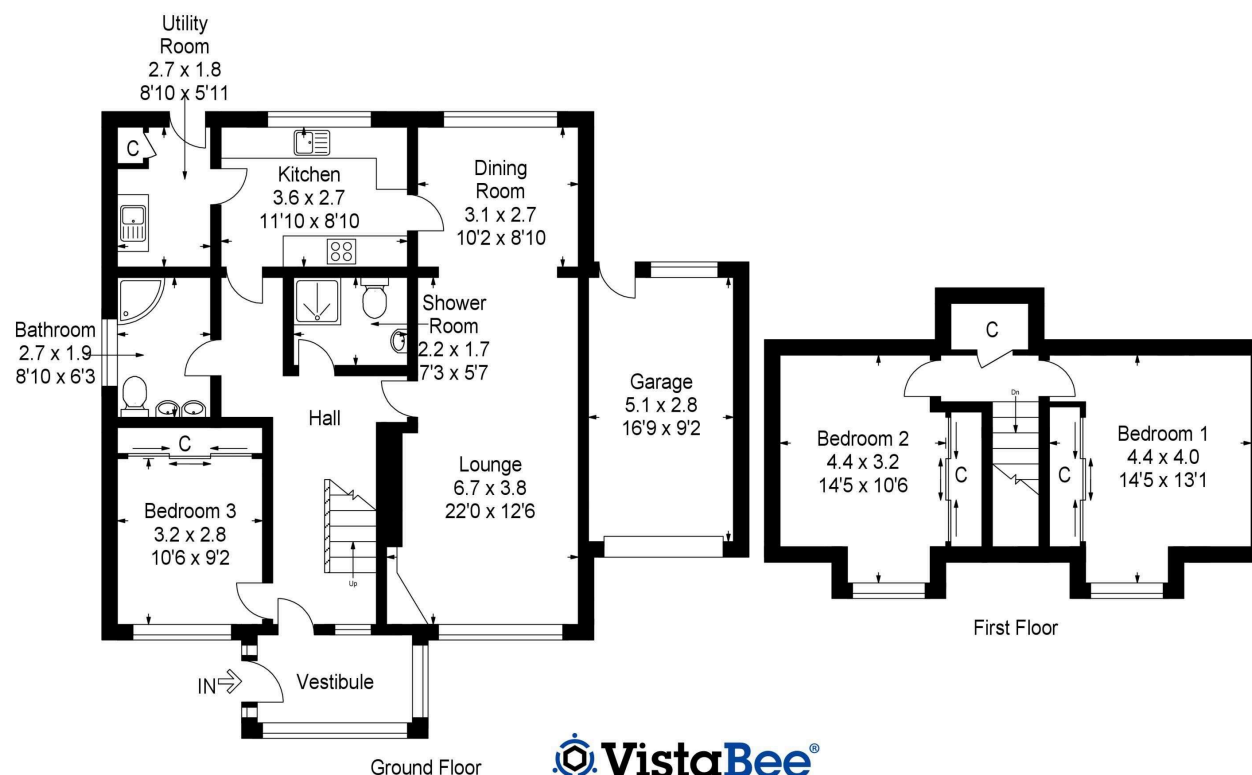
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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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