

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



7 Dundas Street, Townhill, KY12 0EJ
Offers Over £170,000



Generously proportioned and extended end terraced cottage with attic conversion offering superb family accommodation in a much sought after village location. Entrance hall, Lounge, Dining room, Office area, Spacious breakfasting kitchen with French doors leading to garden, Large bathroom with separate shower, 4 Bedrooms, Storage room. Double glazing. Gas central heating. Fully enclosed gardens to the rear. Modern decor. Excellent family home. Requires some modernisation and upgrading. EPC - D. Council Tax - B. Freehold.

LOCATION

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. 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.

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Dining room
- Breakfast area/Office Space
- Spacious breakfasting kitchen
- 4 bedrooms
- Spacious bathroom
- Double glazing
- Gas central heating
- Fully enclosed gardens to the rear
- Modern decor

ACCOMMODATION

Lounge 4.10 m x 3.10 m / 13'5" x 10'2"

This is a well proportioned lounge, which is open plan with the dining room. Front.

Dining Room 4.70 m x 4.20 m / 15'5" x 13'9"

A great sized public room. Archway to breakfast area/office. Rear.

Breakfast area/Office 2.30 m x 2.10 m / 7'7" x 6'11"

This area offers potential for a variety of uses. Breakfast area or office/computer area.

Breakfasting Kitchen 4.50 m x 3.50 m / 14'9" x 11'6"

This is a superbly proportioned breakfasting kitchen. French doors to garden. Rear.

Bedroom 1 4.30 m x 3.60 m / 14'1" x 11'10"

This is a well proportioned double bedroom which enjoys the benefit of a full with built in wardrobes. Front.

Bathroom 4.30 m x 2.80 m / 14'1" x 9'2"

This is a superbly proportioned bathroom, which boasts a separate shower compartment and bidet. Side.

Landing

With doors to 3 bedrooms and large walk in cupboard. Two velux rooflights to front.

Bedroom 2 6.00 m x 3.20 m / 19'8" x 10'6"

A lovely, bright, well proportioned double bedroom. Built in wardrobe. Velux rooflights to front and rear.

Bedroom 3 3.90 m x 3.00 m / 12'10" x 9'10"

Another good sized bedroom. Built in wardrobe. Velux rooflight to front.

Bedroom 4 3.90 m x 2.90 m / 12'10" x 9'6"

The smallest bedroom is also a well proportioned. Built in wardrobe. Further storage cupboard. Front.

Room/Storage 1.90 m x 1.80 m / 6'3" x 5'11"

This is a handy storage room. Houses gas boiler. May offer space for the creation of a WC.

Garden

This property offers a well proportioned and fully enclosed area of garden ground to the front and rear. There is a patio area, astro turf area and a raised decked area. Gate to front of property. Please note that the garage and driveway next to this property DO NOT belong to this property.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

Carpets and blinds are 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

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.













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 Lee-Anne Smith at Ross & Connel on 01383 721156

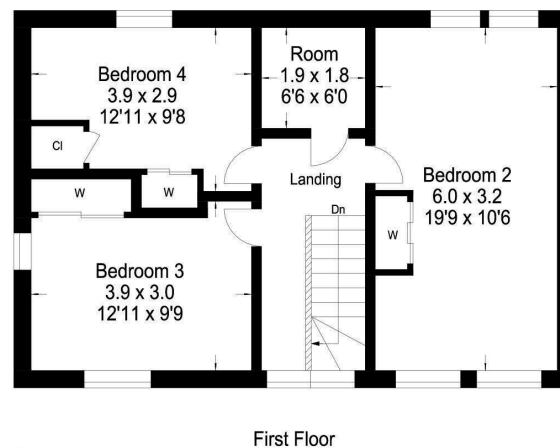
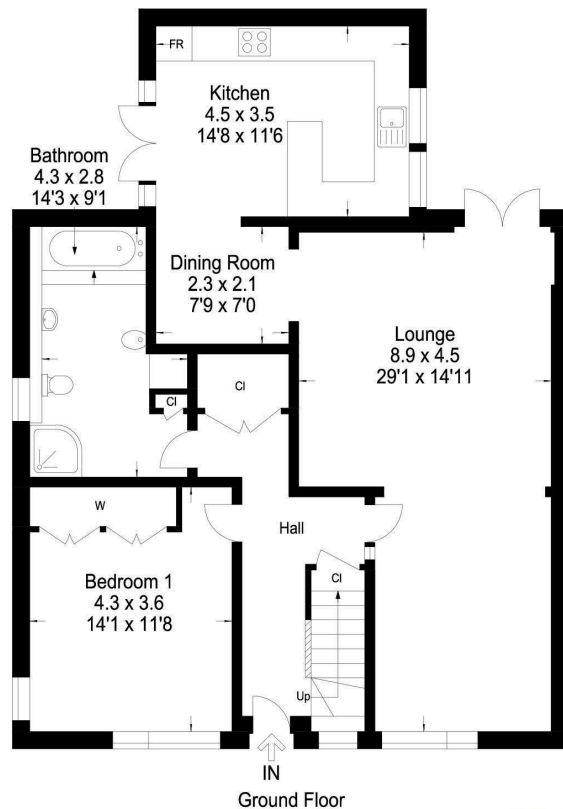
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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

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 2024

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