

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



61 Townhill Road, Dunfermline, KY12 0JF
Offers Over £184,950



Beautifully presented and well proportioned upper apartment enjoying a convenient location within easy reach of the City Centre and transport links. Private entrance stair, Landing, Utility room, Hall, Spacious lounge (Feature fireplace), Attractive dining kitchen, 3 Bedrooms, Family bathroom. Large fully floored attic with Velux rooflights (Conversion potential). Double glazing. Gas central heating. Lovely, fully enclosed private garden to rear. Immaculately presented. Modern decor. Some period features retained. Internal viewing a must! EPC - D. Council tax - C. Freehold.

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. There are schools within walking distance.

PROPERTY - UPPER APARTMENT

- Private entrance hall and stair
- Landing
- Utility cupboard
- Hall
- Lounge (Feature fireplace)
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Large attic space
- Double glazing
- Gas central heating
- Beautiful, fully enclosed garden to rear

ACCOMMODATION

Private Entrance Hall/Stair

with door to garden and stairs to the upper level. Most attractive window seat on the half landing. Door to utility room and hall.

Utility Room 3.00 m x 1.20 m / 9'10" x 3'11"

This is a handy area for any family home. Side and rear.

Hall

With doors leading to all the apartments. Access to large attic via a loft ladder.

Lounge 4.60 m x 4.10 m / 15'1" x 13'5"

This is a beautifully proportioned and most attractively present lounge. Attractive fireplace. Double window to the front.

Dining Kitchen

The dining kitchen is of good proportions and is well fitted with modern floor and wall units. Storage cupboard. Rear.

Bedroom 1 4.10 m x 4.00 m / 13'5" x 13'1"

A lovely, superbly proportioned double bedroom. Front.

Bedroom 2 3.40 m x 3.40 m / 11'2" x 11'2"

The second double bedroom is also of excellent proportions. Side.

Bedroom 3 3.90 m x 2.70 m / 12'10" x 8'10"

The third bedroom is located to the side.

Bathroom 3.00 m x 1.60 m / 9'10" x 5'3"

Fitted with a modern white suite with shower set over the bath. Extensively tiled. Side.

Attic 8.40 m x 5.10 m / 27'7" x 16'9"

There is a very large attic space, which is fully floored and features several large Velux rooflights allowing lots of natural light. Separate storage room (2.7m x 2'1m). The attic offers superb potential for conversion. Accessed from the hall via a loft ladder. Front and rear.

Garden

This property boasts a beautiful garden to the rear of the property, which is fully enclosed offering a pet and child safe environment. Heavy duty garden shed with work bench.

HEATING

Gas central heating.

GLAZING

Double glazing

EXTRAS

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

HOME REPORT

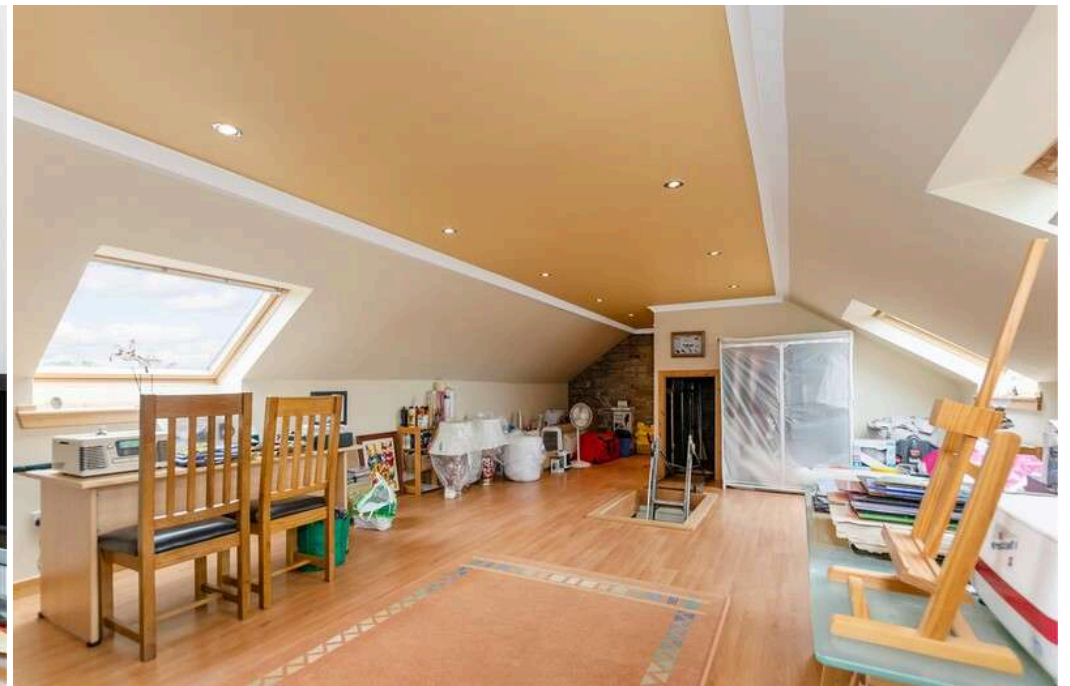
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













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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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 dimensions and shapes before making any decision reliant upon them. All room dimensions are taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (10110927)

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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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