

ROSS & CONNELL

Solicitors, Estate Agents & Business Valuers

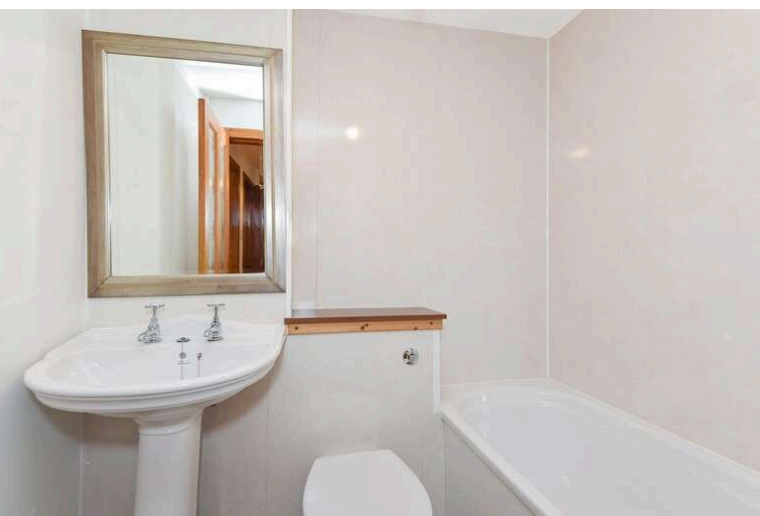


18 Stewart Street, Townhill, KY12 0EA
Offers Over £89,950



Attractive first floor flat enjoying a pleasant location within a much sought after village.

Entrance Hall/Stair, Lounge, Kitchen 2 Bedrooms, Bathroom (Shower). Gas central heating. Double glazing. Private garden to rear. Allocated parking. Attractive woodland backdrop. Modern decor. Wood finishings throughout. Great starter home. Ideal buy to let opportunity. EPC - C. 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 - FIRST FLOOR FLAT

- Entrance hall/stair
- Lounge
- Fitted kitchen
- 2 Bedrooms
- Bathroom with shower
- Double glazing
- Gas central heating
- Private garden
- Allocated parking
- Superb starter home
- Sought after location
- Modern decor

ACCOMMODATION

Entrance Hall/Stair

Access to the property is to the rear. Stairs to upper level. Storage cupboard.

Lounge 4.20 m x 3.50 m / 13'9" x 11'6"

With pleasant outlook to a woodland backdrop. Doors to kitchen and mid hall. Rear.

Kitchen

Fitted with modern floor and wall units. Rear.

Mid Hall

With doors to 2 bedrooms and bathroom. Storage cupboard.

Bedroom 1 3.10 m x 2.60 m / 10'2" x 8'6"

This Double bedroom enjoys the benefit of a built in wardrobe. Front.

Bedroom 2 3.10 m x 1.80 m / 10'2" x 5'11"

The second bedroom is also located to the front.

Bathroom 2.00 m x 1.70 m / 6'7" x 5'7"

Fitted with a white suite incorporating a shower set over the bathroom. The bathroom boasts wet wall panelling. Mid.

Garden

This property enjoys the benefit of a well proportioned area of garden ground.

PARKING

This property enjoys the benefit of having an allocated parking space located to the front of the property.

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

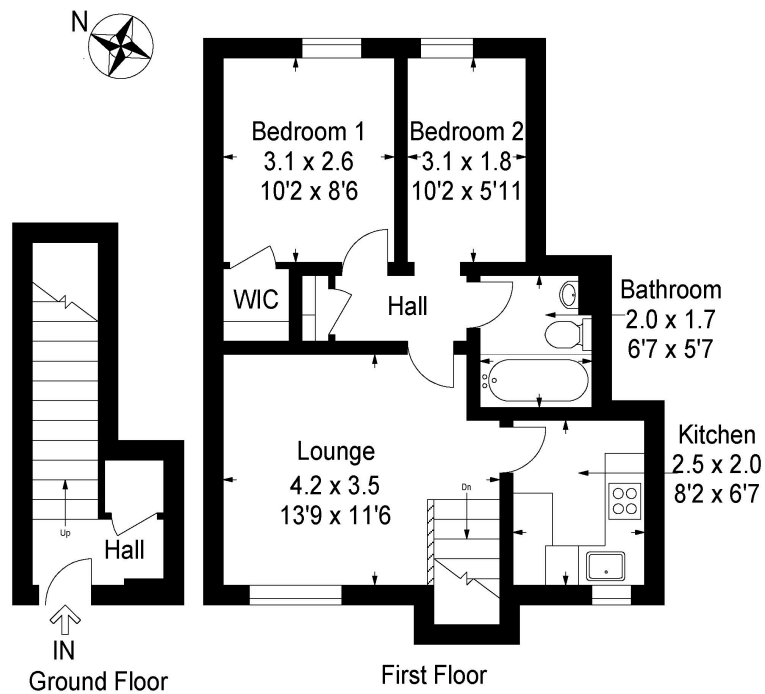
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www.rossconnel.co.uk

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

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. (ID110927)

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