

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**145 Main Street, Townhill, KY12 0EZ**  
**Offers Over £144,950**





Beautifully presented end terraced villa enjoying a most attractive location with open outlook to the front over the park. Entrance Hall, Lounge, Attractive fitted kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear. Stylish decor. Move in condition. Superb starter home. Close to schools. EPC - D. Council Tax - C.



## LOCATION

The property is located to the quiet north end of Townhill Village and is within walking distance of the Townhill Loch and lies directly opposite Townhill Public Park. There are good connections to Dunfermline city centre and Queen Margaret train station with its regular connections to and from Edinburgh. The local primary school is situated nearby. Dunfermline City-Centre is a 5-10-minute drive from the property and is an ideal commuter base for ease of travelling to north and south of the Forth Bridges by road or rail. The area is hugely popular with families given the amenities of Dunfermline as well as good reputable primary schools in the vicinity. Edinburgh is easily accessible via the M90 motorway which is less than 10 minutes' drive from the property and the four local railway stations/halts 5-15 minutes' drive. Dunfermline is a highly desirable location given its proximity to Edinburgh and Edinburgh Airport and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service. The town itself provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an M&S and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure Centre as well as Carnegie Hall and Alhambra Theatres. In addition, there is Pittencrieff Park (The Glen) and the Public Park which leads to Dunfermline City train station. Moreover, further entertainment options including cinema complex is situated to the east of Dunfermline at Fife Leisure Park. Dunfermline offers four high schools and a wide selection of primary schooling. There is also Carnegie College Campus to the east of Dunfermline

## PROPERTY - END TERRACED VILLA

- Well proportioned accommodation
- Bright accommodation
- Beautifully presented
- Laminate flooring
- Move in condition
- Modern decor
- Attractive location with open outlook
- Close to schools
- Good storage space
- Ideal starter/family home

## ACCOMMODATION

### Hall

With door to lounge/dining room and stairs to the upper level.

### Lounge

This is a bright, well proportioned and attractively presented lounge/dining room. Outlook over park. Storage cupboard. Front and Side.

### Kitchen 4.70 m x 2.50 m / 15'5" x 8'2"

This is an attractive kitchen fitted with modern floor and wall units with complementary worktops. Door to garden. Rear.

### Landing

With doors to 2 bedrooms and bathroom.

### Bedroom 1 4.50 m x 3.60 m / 14'9" x 11'10"

This is a lovely, bright double bedroom which enjoys the benefit of a built in wardrobe and 2 further storage cupboard. Front.

### Bedroom 2 4.60 m x 2.10 m / 15'1" x 6'11"

Another good sized double bedroom also enjoying the benefit of a built in wardrobe. Rear

### Bathroom 2.10 m x 1.80 m / 6'11" x 5'11"

The bathroom is fitted with a white suite. Rear.

### Gardens

There are areas of garden ground to the front and rear of the property.

### HEATING

Gas central heating.

### GLAZING

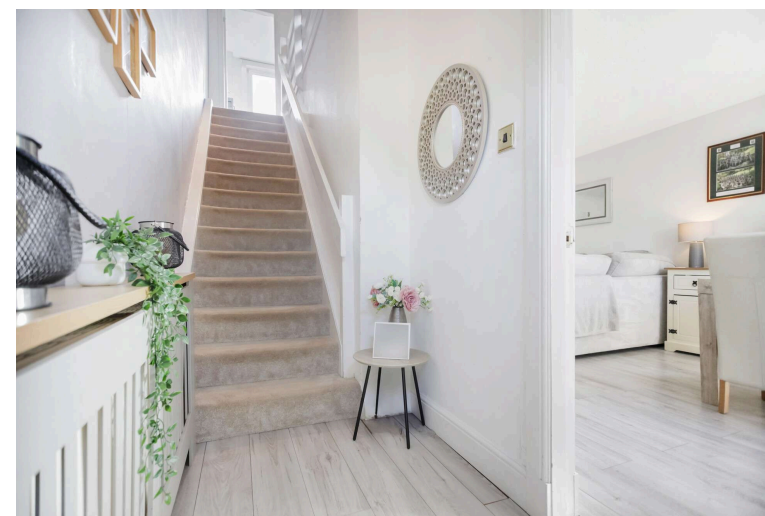
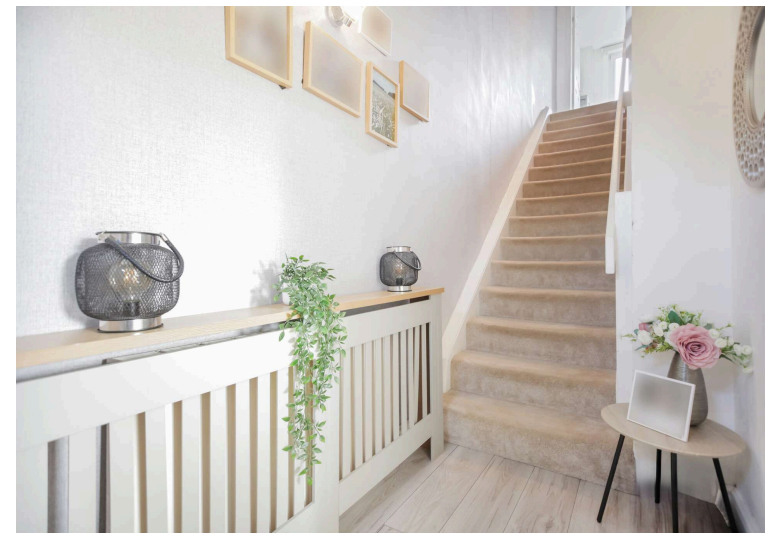
Double glazing.

### EXTRAS

All the fitted carpets together with the range cooker and fridge/freezer 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.







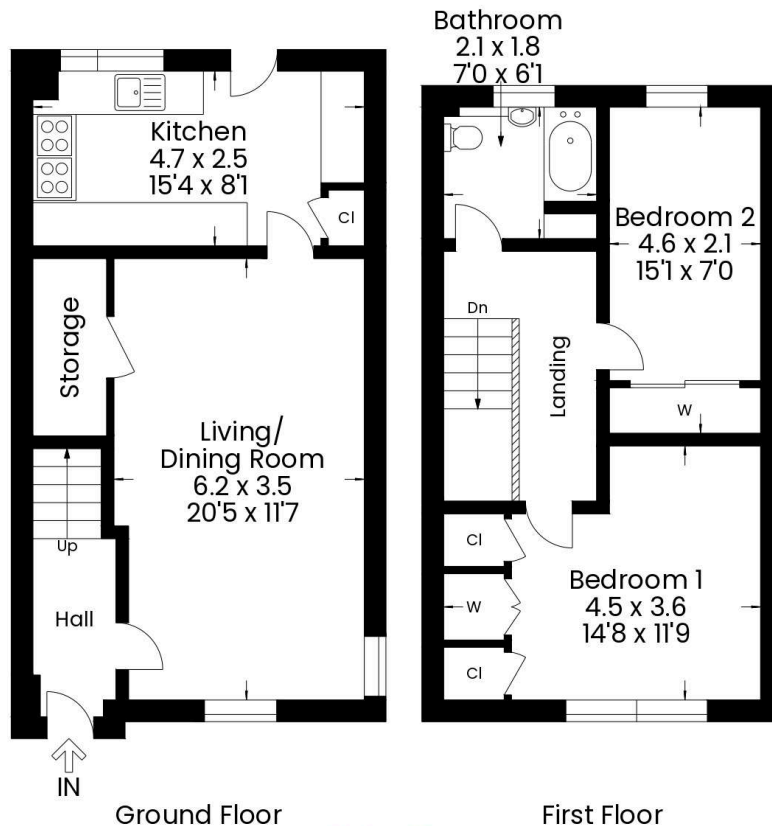












**vistaBee**

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 2025

## 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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