

# ROSS & CONNELL

*Evaluators Estate Agents & Business Lawyers*



**15 Robert Wilson Grove, Townhill, KY12 0HS**  
**Offers Over £355,000**



Immaculately presented and rarely available modern detached bungalow attractively located within quiet cul-de-sac forming part of most desirable exclusive development of bungalows. Attractive woodland backdrop. Entrance Hall, Lounge, Dining area, Large Conservatory, Breakfasting kitchen with utility area, 4 Bedrooms (Master en-suite shower room), Family bathroom. Double glazing. Gas central heating. Double Garage with large Monoblock driveway. Pristine decor. Superb family home. Quality fixtures and fittings throughout. Internal viewing is a must! EPC - C. Council Tax - F. Freehold.

## LOCATION

Situated to the North of Dunfermline, Townhill is a very popular village community with local amenities on-hand including a well regarded primary school, general store and local pub, which serves food. There are also lovely local walks including the outdoor water sports centre at Townhill Loch. Dunfermline itself provides an excellent range of amenities and entertainment, including; a cinema, shopping centre, supermarkets, department stores, bowling, swimming pool and golf. There are two lovely parks in Dunfermline, the Public Park and Pittencrieff Park. The area is served well with local Bus Services to Dunfermline into city centre. Moreover, Dunfermline has excellent links to Edinburgh and beyond with two railway stations serving the city as well as bus station and less than 10 mins drive to M90 motorway. The city also benefits from having good medical facilities including Queen Margaret Hospital.

## PROPERTY- DETACHED BUNGALOW

- Much sought after area
- Rarely available property type
- Immaculately presented throughout
- Pristine decor
- Oak doors
- Top quality kitchen and bathrooms fittings
- 4 Bedrooms (3 have built in wardrobes)
- Attractive flooring
- Large Conservatory - excellent addition
- Double garage
- Monoblock drive offering ample parking
- Lovely gardens
- Attractive corner position with
- Woodland back drop

## ACCOMMODATION

Hall 6.50 m x 2.79 m / 21'4" x 9'2"

Lounge 5.90 m x 4.65 m / 19'4" x 15'3"

Dining Room 3.02 m x 2.80 m / 9'11" x 9'2"

Conservatory 7.07 m x 3.04 m / 23'2" x 10'0"

Breakfasting Kitchen 3.85 m x 3.63 m / 12'8" x 11'11"

Utility area 2.63 m x 1.50 m / 8'8" x 4'11"

Master Bedroom 4.41 m x 3.40 m / 14'6" x 11'2"

En-suite 2.31 m x 1.22 m / 7'7" x 4'0"

Bedroom 2 4.25 m x 4.11 m / 13'11" x 13'6"

Bedroom 3 3.70 m x 3.11 m / 12'2" x 10'2"

Bedroom 4 3.41 m x 2.20 m / 11'2" x 7'3"

Family Bathroom 6.50 m x 2.79 m / 21'4" x 9'2"

## Gardens

There are beautiful, fully landscaped areas of garden ground to the front, side and rear featuring many areas of interest comprising feature walls, planters, an area of artificial lawn, chipped areas and well stock feature beds. Outside water supply.

## GARAGE/DRIVEWAY

There is a double garage with 2 up n over doors accessed via a large Monoblock driveway, which offers ample parking for several cars.

## HEATING/GLAZING

Gas central heating and Double glazing.

## EXTRAS

All the fitted carpets and blinds are included in the sale price together with any integrated kitchen appliances.













## 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.

## Home Report

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

## 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

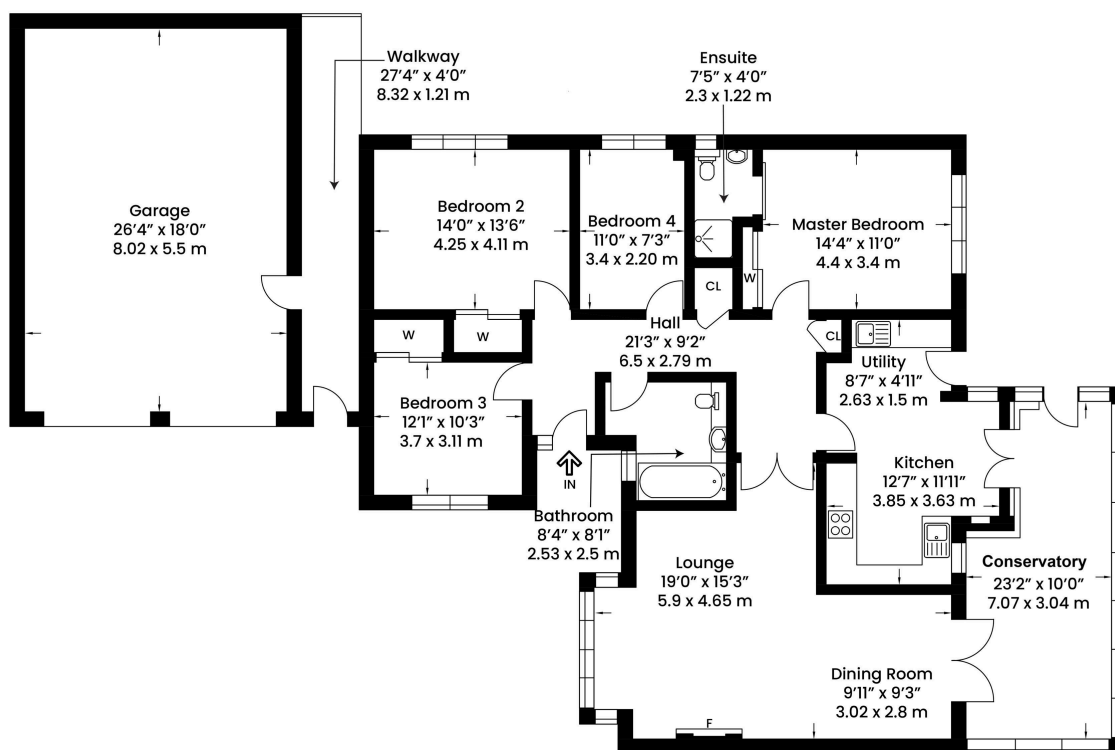
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[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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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

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