



Stevenson Marshall
Property & Law

30a Lower flat Townhill Road
Dunfermline, KY12 0QX

Offers over £85,000

30a Lower flat, Townhill Road, Dunfermline

A traditional ground floor flat with good accommodation all on one floor.

Accommodation comprises: Entrance hallway, lounge, modern kitchen, double bedroom and bathroom.

Gas central heating and double glazed windows are installed throughout and there is a useful storage/utility room to front (with window).

Room sizes and accommodation

Entrance hallway

Lounge 3.68m x 3.05m (12'1 x 10'0)

Kitchen 2.42m x 1.93m (7'11 x 6'4)

Bedroom 4.05m x 3.78m (13'3 x 12'5)

Bathroom 2.43m x 1.52m (8'0 x 5'0)

The property benefits from communal pathways and garden areas to rear.

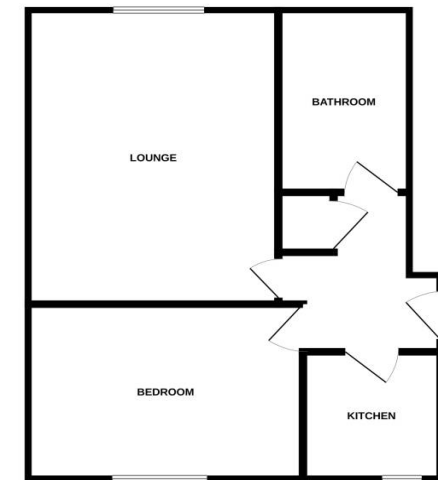
30a Townhill Road is located within walking distance of Dunfermline City Centre, railway station, parks and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth, Dundee and central Scotland via the Kincardine and Forth Bridges.

An appointment to view can be made by contacting selling Agents on 01383 721141.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors and any other feature are approximate and no responsibility is taken for any errors or omissions. This plan is for reference purposes only and should be read as such by any prospective purchaser. The services, systems, fixtures and fittings shown are not guaranteed and no guarantee as to their operability or efficiency can be given. Plans and floorplan ©2014

Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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