

**Morgans**  
PROPERTY

100 Townhill Road, Dunfermline, KY12 0BN  
Offers Over £125,000







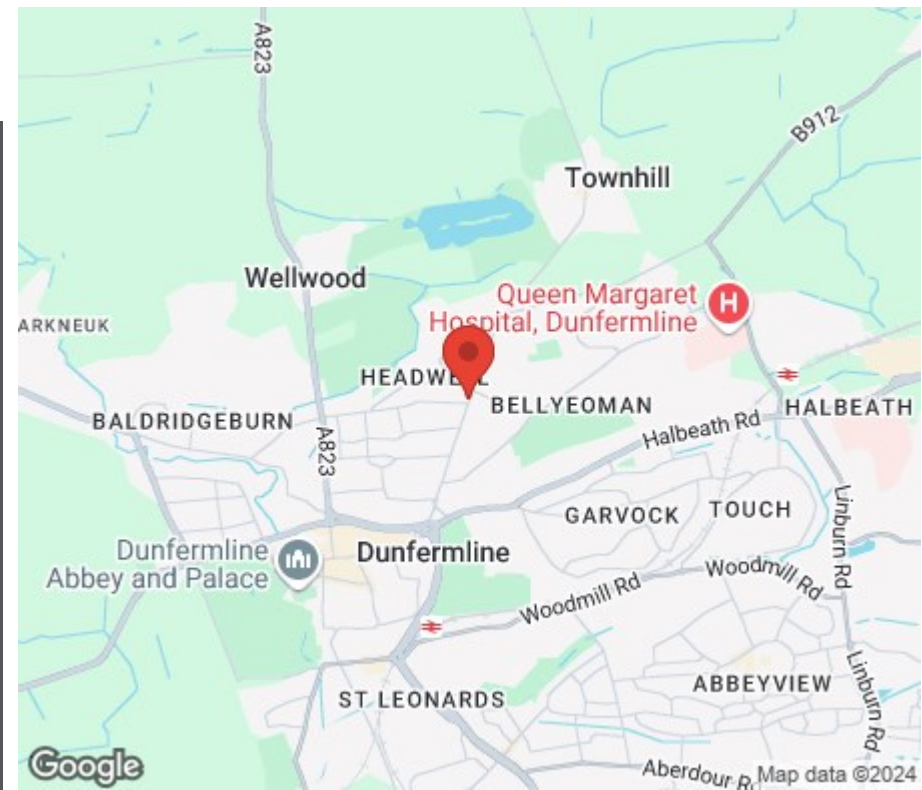




We are delighted to bring to the market this excellent ground floor apartment occupying a generous corner plot with own side gardens which are beautifully maintained with small patio and seating area. There is also a shared drying green and walled garden to the rear. The property is offered in move in condition and early entry is available. The subjects briefly comprise generous lounge, fitted kitchen with side door, inner hallway, two bedrooms, one with fitted wardrobes and stylish bathroom with overhead off mains shower. The property was upgraded with new windows and boiler in 2023. Ample on street parking.







#### LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honours competition to celebrate the Queen's platinum jubilee. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

#### EXTRAS INC. IN SALE / AGENTS NOTE

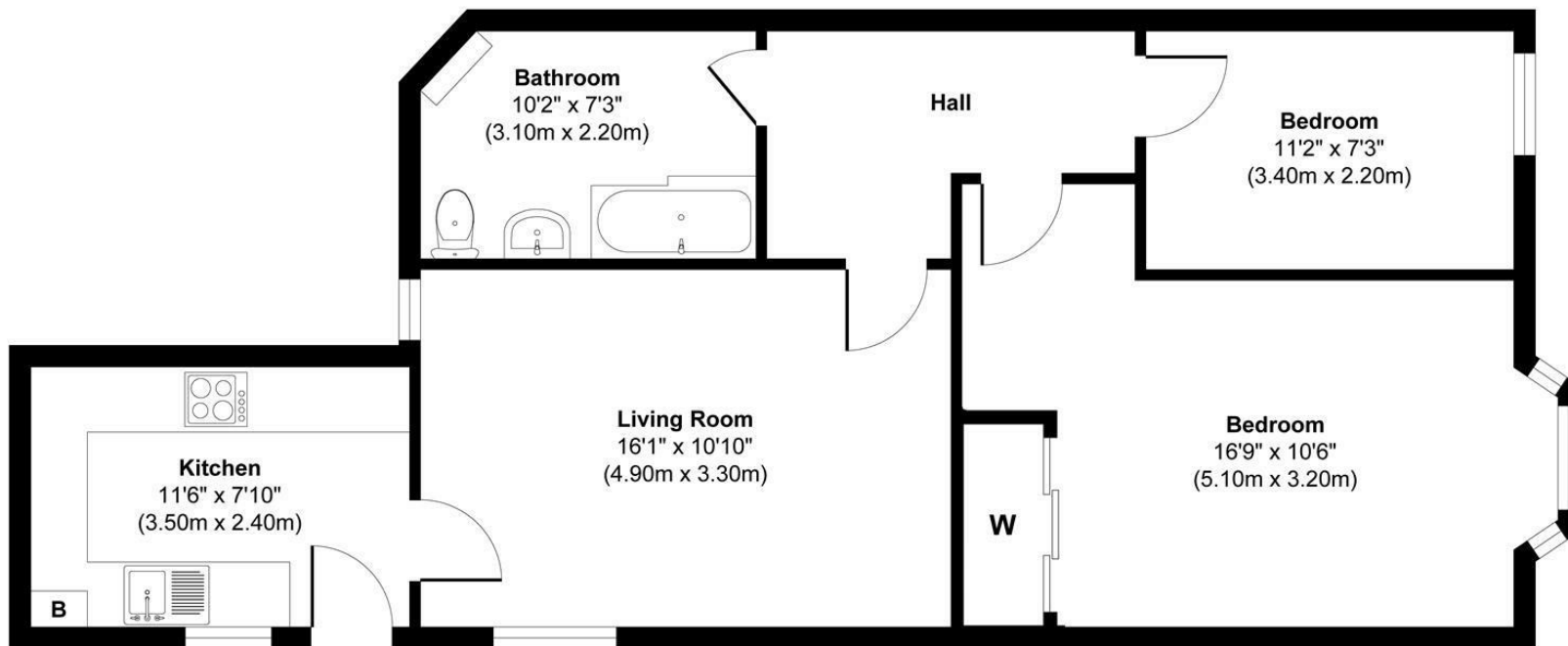
All floor coverings, blinds, bathroom and light fittings together with integrated appliances. This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Floor Plan



**Approx. Gross Internal Floor Area 695 sq. ft / 64.62 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

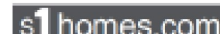


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.