



Morgans

PROPERTY

99 Main Street, Townhill, KY12 0EN

Offers Over £85,000







Charming traditional lower garden apartment situated in the popular village of Townhill with the Country Park and Loch a two minute walk away. This property is ideal for first time buyers and couples looking for an easy to maintain home on the level with the benefit of good outdoor space with shared garden area to the rear. The accommodation is well presented and briefly comprises kitchen, lounge, two bedrooms and shower room. The property is double glazed with gas central heating and early entry is available.





LOCATION

Townhill is a small 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. The Royal Burgh of Dunfermline 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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances.

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. No warranty is given on the appliances.



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Approx. Gross Internal Floor Area 497 sq. ft / 46.20 sq. m
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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.