



Malcolm Jack
& Matheson

33 Muir Road, Townhill
KY12 0EG



OFFERS OVER
£237,500

A RARE OPPORTUNITY – THIS THREE-BEDROOM DETACHED BUNGALOW OFFERS A PEACEFUL OPEN OUTLOOK OVER THE SURROUNDING COUNTRYSIDE. THE PROPERTY BENEFITS FROM A SUNNY SOUTH-FACING REAR GARDEN, A LOW-MAINTENANCE MONOBLOC DRIVEWAY, AND A SINGLE GARAGE.

VESTIBULE

HALL

LOUNGE

KITCHEN DINER

3 BEDROOMS. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

BATHROOM

SOUTH FACING REAR GARDEN

DRIVEWAY FOR UP TO 5 CARS

SINGLE GARAGE

GCH & DG

EPC D



SITUATION

Townhill is a charming residential village located just north of Dunfermline city centre. Known for its peaceful atmosphere and strong sense of community, the area combines village appeal with the convenience of being only a short drive from the amenities, shops, and transport links of central Dunfermline.

Townhill offers access to good local schools, parks, and outdoor spaces. One of the highlights of the area is Townhill Country Park, which includes scenic walking trails, a loch, and a water sports centre, ideal for nature lovers and those seeking an active lifestyle. Public transport options and road links make it easy to commute to nearby areas, including Edinburgh.

PROPERTY

33 Muir Road presents a spacious and well-proportioned three-bedroom detached bungalow, situated on a quiet street in the village of Townhill, just a short distance from Dunfermline. Enjoying an open outlook over the surrounding countryside, the property offers a rare blend of peaceful living with easy access to reputable schools, excellent commuter links, and the amenities of Dunfermline city centre.

The accommodation includes a welcoming entrance hall, a generous lounge, a kitchen/diner, three bedrooms, with the master bedroom benefiting from an en-suite shower room and a large family bathroom. While the home is in move-in condition, it offers excellent scope for modernisation. Additional benefits include gas central heating and double glazing throughout.

Externally, the property features a monobloc driveway to the front, leading to a single garage. The south-facing rear garden is fully enclosed and not overlooked, offering a private outdoor space with beautiful open views of the countryside, ideal for relaxing or entertaining. Further on-street parking is also available.

ACCOMMODATION

VESTIBULE

Laminate flooring. Door through to the hall.

HALL 8.31M X 2.67M (27'3" X 8'9")

Built in storage cupboard housing the boiler. Radiator. Carpet.



LOUNGE 6.81M X 4.74M (22'4" X 15'7")

Spacious lounge with window to the side. Sliding doors leading you out to the rear garden. TV point. Two radiators. Carpet.

KITCHEN DINER 6.05M X 2.84M (19'10" X 9'4")

Fully fitted kitchen with integrated sink and drainer, gas hob, oven, cooker hood and fridge/freezer. Freestanding washing machine and dishwasher. Window to the side. Door leading you out to the side of the property and to the rear. Tiled flooring.

The dining area is spacious and has a window to the side. Radiator. Carpet.

BEDROOM ONE 3.17M X 2.97M (10'5" X 9'9")

Double bedroom with window to the front. Double built in wardrobe. A built-in storage cupboard. Hatch to the roof space. Radiator. Carpet.

ENSUITE SHOWER ROOM 2.10M X 1.68M (6'11" X 5'6")

Modern white three-piece suite comprising walk in shower unit with mixer shower, wash hand basin and WC. Opaque window to the side. Vinyl flooring.

BEDROOM TWO 3.17M X 3.10M (10'5" X 10'2")

Double bedroom with window to the front. Radiator. Carpet.

BEDROOM THREE 2.87M X 2.67M (9'5" X 8'9")

Double bedroom with window to the side. Radiator. Carpet.

BATHROOM 3.35M X 2.67M (11' X 8'9")

Coloured three-piece suite comprising bath, wash hand basin and WC. Mirrored wall mounted bathroom cabinet. Opaque window to the side. Radiator. Vinyl flooring.

GARDENS AND GROUNDS

The front garden features a low maintenance monobloc design, providing a clean and practical outdoor space. To the rear, the property boasts a generous, fully enclosed south-facing garden with a patio area, perfect for outdoor dining or relaxing. There is also direct access to the garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine and dishwasher.

VIEWINGS

To view please contact Malcolm Jack & Matheson

ENTRY

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

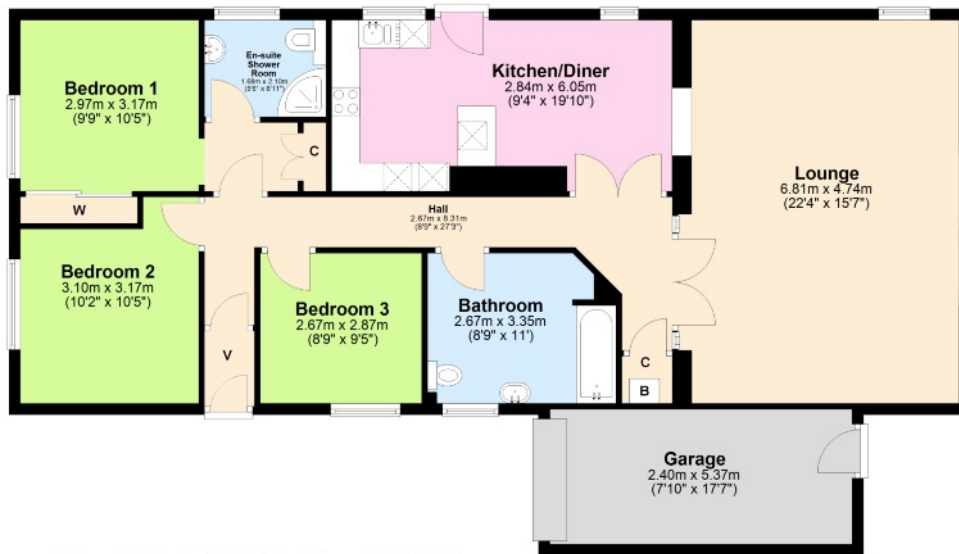
As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor

Approx. 126.6 sq. metres (1362.6 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual dimensions of the property. The floorplan is for illustrative purposes only and should not be used for any other purpose.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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