



Malcolm Jack
& Matheson

5 Garden Court, Townhill,
Dunfermline KY12 0HU



OFFERS OVER
£105,000

A RARE OPPORTUNITY – THIS ONE-BEDROOM MID TERRACED BUNGALOW OFFERS A PEACEFUL LOCATION. THE PROPERTY BENEFITS FROM A LOW MAINTENANCE REAR GARDEN AND ON-STREET PARKING.

**HALL
LOUNGE
KITCHEN
DOUBLE BEDROOM
WET ROOM
REAR GARDEN
ON STREET PARKING
GCH & DG
EPC C**



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

5 Garden Court presents a spacious and well-proportioned one-bedroom mid-terraced bungalow, situated on a quiet street in the village of Townhill, just a short distance from Dunfermline. 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 open plan to a kitchen, a double bedroom, and a modern wet room. While the home is in move-in condition,

it offers excellent scope for modernisation. Additional benefits excellent storage, gas central heating and double glazing throughout.

Externally, the property features a low-maintenance rear garden, providing a private outdoor space ideal for relaxing or entertaining. An external storage cupboard is located by the front entrance, while on-street parking is also available.

ACCOMMODATION

HALL

Large built in storage cupboard. An additional built-in cupboard. Radiator. Carpet.



LOUNGE 4.20M X 3.80M (13'9" X 12'6")

Spacious lounge with French doors leading you out to the rear garden. Built in cupboard housing the boiler. Fireplace housing a gas fire. Radiator. Carpet. This is open plan to the kitchen.

KITCHEN 2.40M X 2.30M (7'10" X 7'7")

Fully fitted kitchen with integrated sink and drainer. Freestanding gas cooker, fridge/freezer and washing machine. Window to the front. Laminate flooring.

BEDROOM 3.20M X 3.00M (10'6" X 9'10")

Spacious double bedroom with window to the rear. Two double built in wardrobes. An additional built-in cupboard. Radiator. Carpet.

WETROOM

Modern white three-piece suite comprising mixer shower, wash hand basin and WC. Opaque window to the front. Chrome heated towel rail.

GARDENS & GROUNDS

The property features a low-maintenance rear garden, providing a private outdoor space ideal for relaxing or entertaining. An external storage

cupboard is located by the front entrance, while on-street parking is also available.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing gas cooker, fridge/freezer and washing machine.

VIEWINGS

By appointment. To view please contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

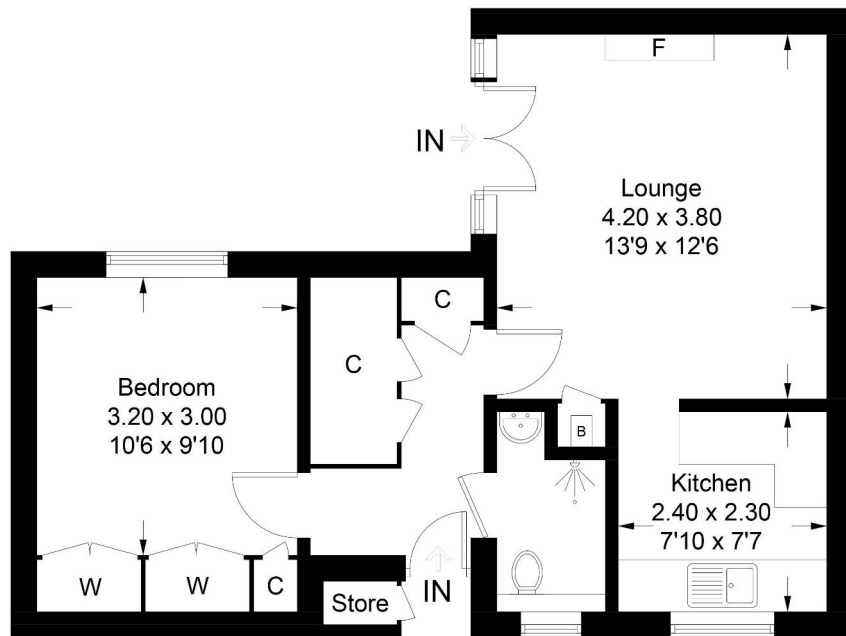
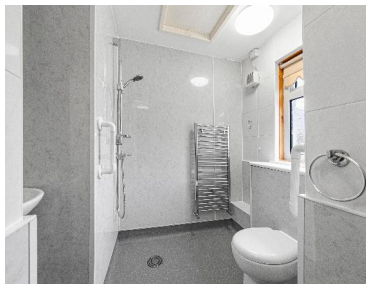
OFFERS

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.



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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