



Morgans

PROPERTY

216b Townhill Road, Dunfermline, KY12 0DW

Offers Over £175,000



2



2



1





Deceptively spacious terraced home



Two impressive double bedrooms



Generous 17ft lounge



Ground-floor bathroom & upstairs Jack 'n' Jill



14ft kitchen/dining room & utility



Built-in wardrobe & cupboards



EPC Rating -



Council Tax Band -





## Welcome

A deceptively spacious two-bedroom mid terraced cottage offering over 1,030 square feet of well-proportioned accommodation across two floors in a popular area of the city with stunning private garden offering an idyllic setting with views towards town. An excellent home for entertaining with feature decking and seating areas. With two bathrooms, a utility room, and generous room sizes throughout, this property offers an unusually high specification for a two-bedroom home — making it an excellent choice for couples, downsizers, or first-time buyers seeking real quality of space. The ground floor is well laid out, featuring a generous 17-foot lounge and an open-plan kitchen and dining room extending to 14 feet — a bright and sociable cooking and living space. A separate utility room and a ground-floor bathroom with bath add further everyday convenience. Upstairs, two impressive double bedrooms are served by a shower room. The principal bedroom is a particularly notable room extending to over 12 feet by 13 feet with a built-in wardrobe, whilst the second bedroom is also a comfortable double. A landing cupboard provides further useful storage. There is ample on street and visitors parking.



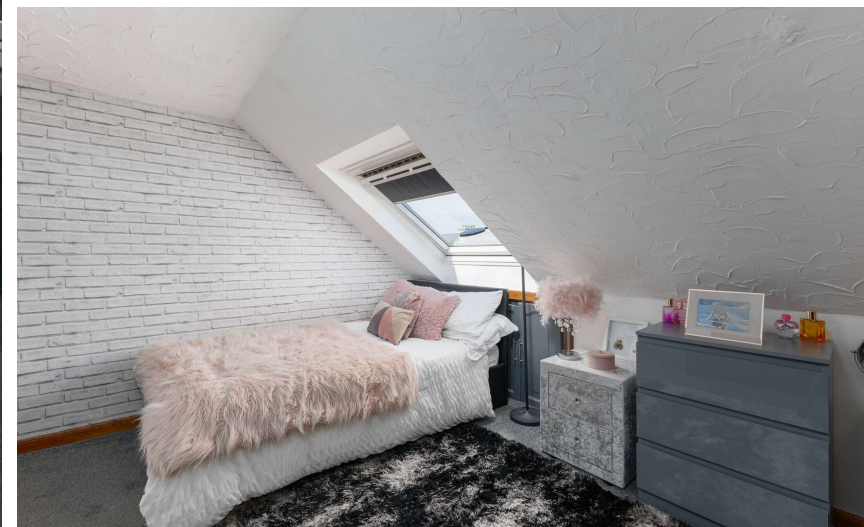


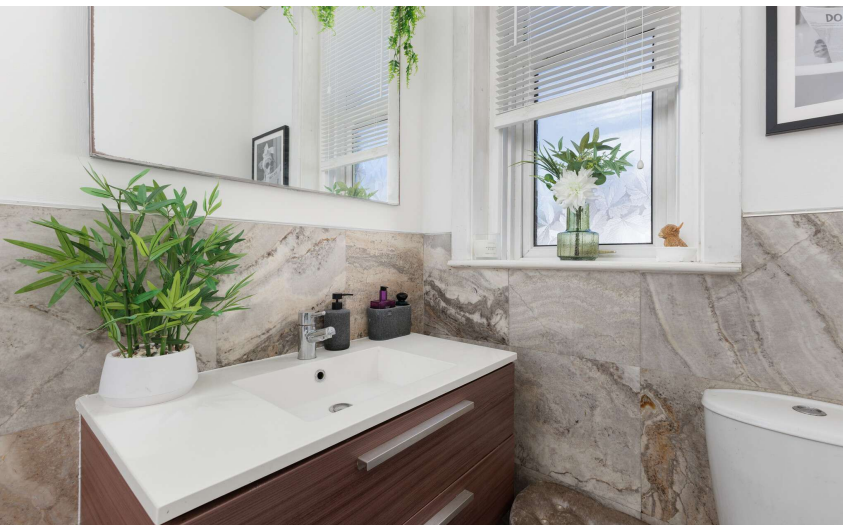
### **EXTRAS INC. IN SALE/AGENTS NOTE**

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









## Dunfermline

Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

## Morgans Property Package

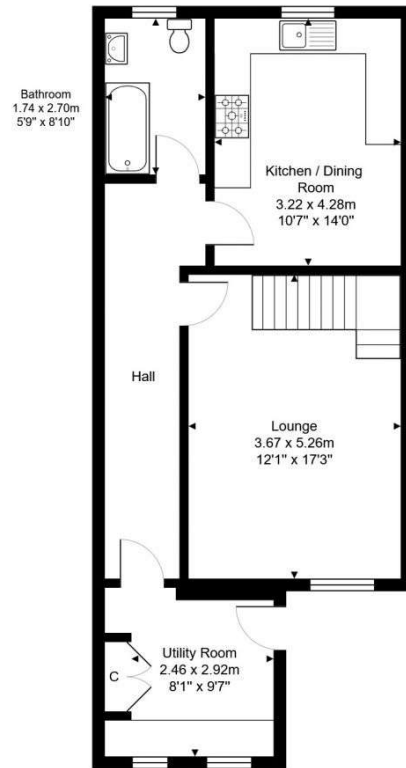
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Total Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

PROPERTY

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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.