



**22 Green Street, Townhill - KY12 0HE**

Dunfermline

Offers Over **£99,995**





## 22 Green Street

Townhill, Dunfermline

Modernised ground floor cottage flat with front and rear gardens, two double bedrooms, modern kitchen, shower room, spacious lounge, DG, GCH. Move-in ready. Early viewing advised. Council Tax band: A

Tenure: Freehold

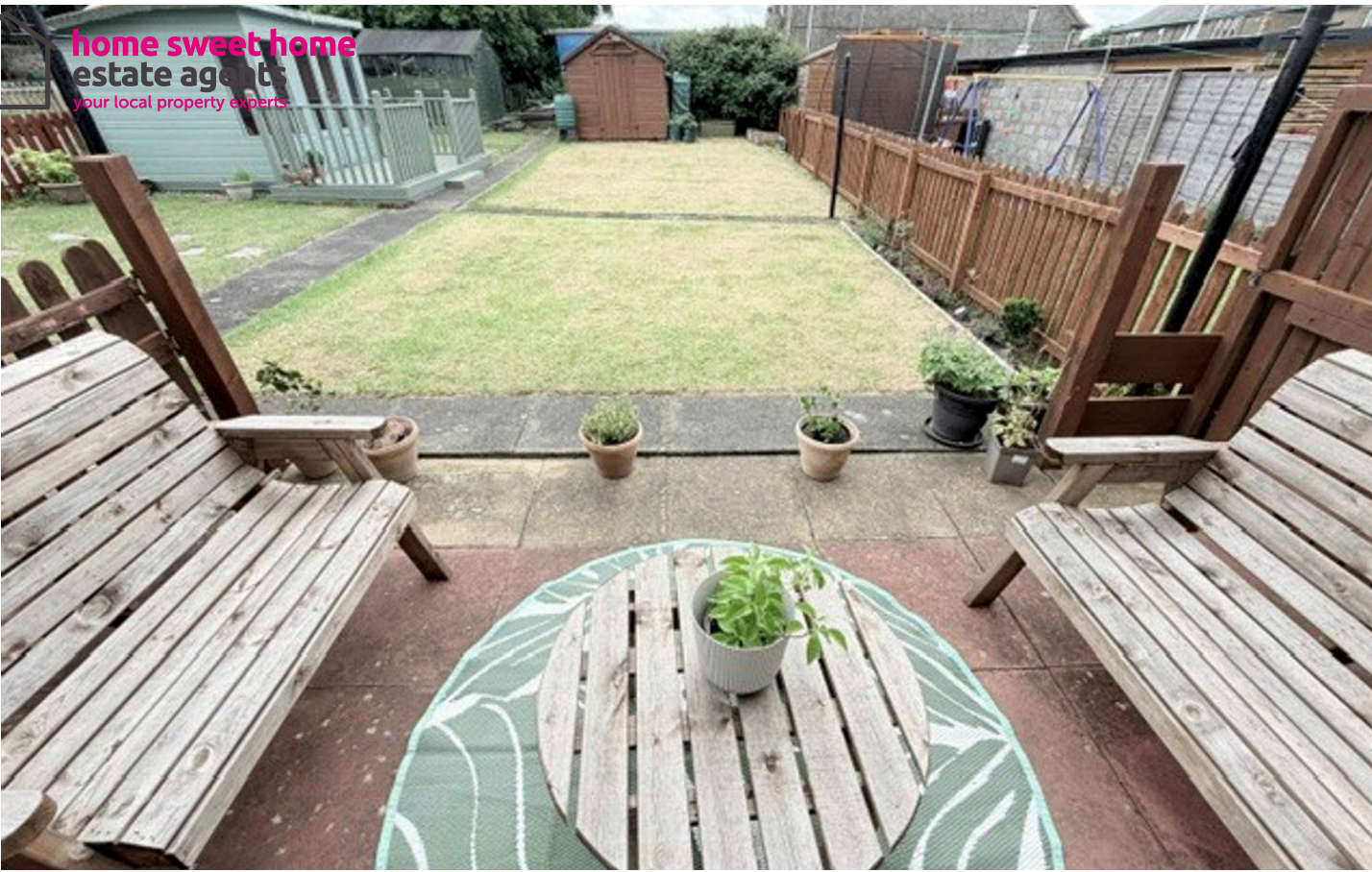
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL GROUND FLOOR COTTAGE STYLE FLAT
- TWO DOUBLE BEDROOMS
- BRIGHT SPACIOUS LOUNGE
- MODERN FITTED KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM/WC
- FRONT & REAR GARDENS
- DG- GCH - EPC C - HOME REPORT £105,000
- PERFECT STARTER HOME
- VIEWING HIGHLY RECOMMENDED



home sweet home  
estate agents  
your local property experts



GARDEN





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62026



**home sweet home**  
**estate agents**  
your local property experts