



2A Stewart Street  
Townhill, Dunfermilne, KY12 0EA

**Deans**   
Solicitors & Estate Agents LLP



## UPPER VILLA

- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- On-Street Parking
- EPC Rating - D



Excellent first purchase, this attractive and well-presented main door upper flat is in move-in condition and is situated within the popular semi-rural village of Townhill approx. one mile north of Dunfermline. The village offers many day-to-day amenities including post office, primary school and library with further specialised shopping available in Dunfermline a short drive away. There is direct access to Townhill Loch and Country Park via a footpath at the end of the street with major motorway networks and Dunfermline Train Station are easily accessible. Accessed via the rear of the building the accommodation comprises; welcoming entrance hallway, lovely well-proportioned lounge, modern well laid out kitchen, two delightful bedrooms with the master bedroom benefitting from built-in furniture and moder shower room. There is free on-street parking available. Further benefits include gas central heating, double glazing and a coal celler that is convenient for storage. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher, light shades and blinds. Other items may be available by separate negotiation.



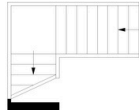
**Stewart Street,  
Townhill,  
Dunfermline,  
Fife, KY12 0EA**



Approx. Gross Internal Area  
611 Sq Ft - 56.76 Sq M  
Store

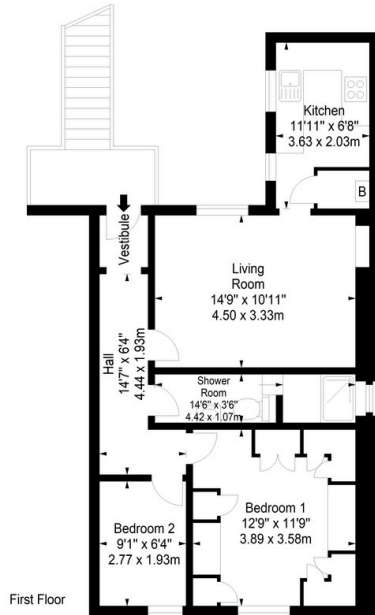
Approx. Gross Internal Area  
20 Sq Ft - 1.86 Sq M  
For identification only. Not to scale.

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Under  
Stair  
Store  
7'4" x 2'9"  
2.24 x 0.84m

Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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