

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



184 Townhill Road, Dunfermline, KY12 0DS
Offers Over £384,950



Ross & Connel are delighted to present this most impressive, traditional detached villa to the market — a substantial family home offering exceptional space, character, and versatility, all within easy reach of the City Centre. The accommodation is arranged over three levels and provides an outstanding degree of flexibility to suit a wide range of family needs, including those seeking dedicated work-from-home space. Ground Floor - Entrance vestibule, Welcoming reception hall, WC, Generous lounge, Elegant dining room, Newly installed contemporary kitchen, Sitting room/Bedroom 5. First Floor - Spacious landing, 4 double bedrooms, Newly installed Family bathroom with shower. Basement Level - Family room with French doors to the garden, Sitting room/Bedroom 6, Utility room. Extremely large basement area. EPC - C. Council tax - F. Freehold. This is a truly exceptional family home, combining traditional charm with modern comfort, and offering remarkable adaptability for a variety of lifestyles and family arrangements.

LOCATION

Located on the sought-after Townhill Road, this property enjoys a highly convenient setting close to Dunfermline City Centre and a wide range of local amenities. Shops, cafés, leisure facilities, and everyday services are all within easy reach, making this an ideal spot for modern family living. The home is well placed for excellent transport links, with Dunfermline Town train station within walking distance, offering regular services to Edinburgh and beyond. Frequent bus routes also run nearby, providing straightforward access across the city.

Families will appreciate the proximity to well-regarded local schools, all easily accessible on foot or by a short commute. Parks, walking routes, and recreational facilities are also close by, adding to the appeal of this established residential area.

Townhill Road offers the perfect balance of convenience and connectivity, making it a superb location for commuters, families, and anyone seeking spacious living close to the heart of Dunfermline

PROPERTY - DETACHED VILLA

- Substantial detached family home
- Recently renovated to an excellent standard
- Very flexible accommodation
- Generously proportioned throughout
- Quality fixtures and fittings throughout
- Modern decor and quality flooring
- Popular location
- Gardens to front and rear
- Summer house
- Immaculately presented
- Gas central heating
- Double glazing
- Off street parking for 3 cars
- Internal viewing is a must to appreciate the size and quality this beautiful family has to offer.

ACCOMMODATION

GROUND FLOOR -

Entrance Vestibule 1.20 m x 1.23 m / 3'11" x 4'0"

Hall 6.11 m x 2.90 m / 20'1" x 9'6"

WC 1.80 m x 1.14 m / 5'11" x 3'9"

Lounge 4.83 m x 3.70 m / 15'10" x 12'2"

Dining Room 4.80 m x 3.90 m / 15'9" x 12'10"

Kitchen 4.41 m x 2.80 m / 14'6" x 9'2"

Sitting room/Bedroom 5 4.41 m x 3.00 m / 14'6" x 9'10"

FIRST FLOOR -

Landing 6.11 m x 2.90 m / 20'1" x 9'6"

Bedroom 1 4.95 m x 4.73 m / 16'3" x 15'6"

Bedroom 2 4.70 m x 3.70 m / 15'5" x 12'2"

Bedroom 3 3.80 m x 2.84 m / 12'6" x 9'4"

Bedroom 4 3.24 m x 3.22 m / 10'8" x 10'7"

Bathroom 2.7 m x 1.34 m / 8'10" x 4'5"

BASEMENT -

Family room 4.41 m x 4.34 m / 14'6" x 14'3"

Sitting room/Bedroom 6 3.21 m x 2.51 m / 10'6" x 8'3"

Utility Room 3.14 m x 2.73 m / 10'4" x 8'11"

Large Basement areas

The property also benefits from an extremely large additional basement area, providing excellent storage and outstanding potential for further development or conversion (subject to consents).

DRIVEWAY

There is off street parking for 3 cars.

HEATING

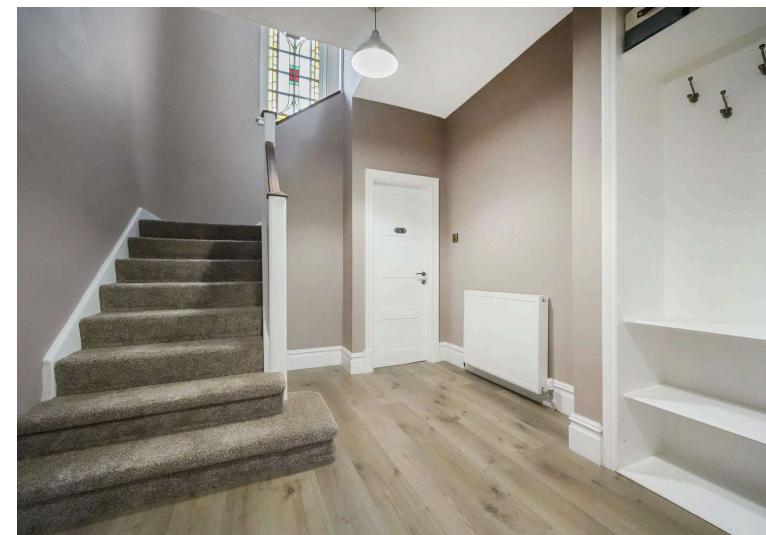
Gas central heating - featuring Hive systems

GLAZING

Double glazing

EXTRAS

All the good quality fitted carpets and blinds are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

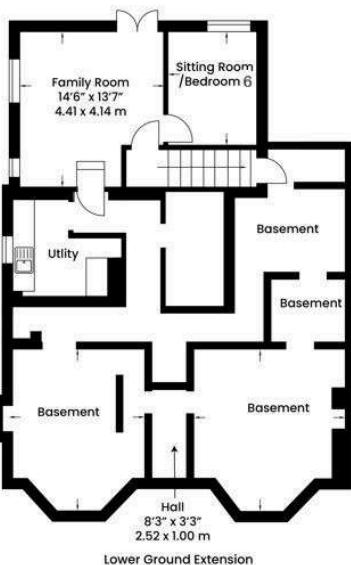
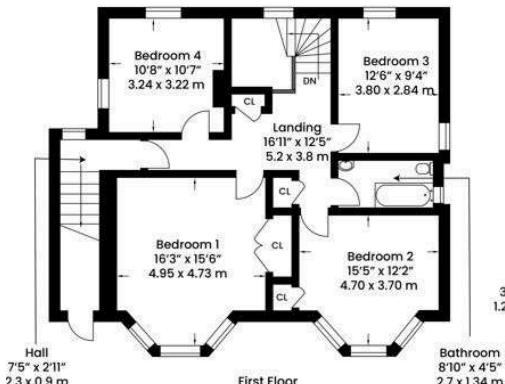
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (0110/27) vistaBee

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