



Morgans

PROPERTY

44B Townhill Road, Dunfermline, KY12 0JD

Offers Over £185,000











Unique opportunity to acquire generous upper apartment offering spacious accommodation throughout within a purpose built block occupying one other apartment. This property style is rarely available and set back off the main road offering privacy within an exclusive small cul-de-sac of homes. The accommodation briefly comprises private entrance leading to hallway, lounge and dining area with feature enclosed veranda/sun room, fitted kitchen, three double bedrooms all with fitted wardrobes and four piece family bathroom. There are garden grounds/patio area and an open outlook over town towards the Firth of Forth. The property further benefits from a single garage, off street parking, double glazing and gas central heating. Essential viewing.







## LOCATION

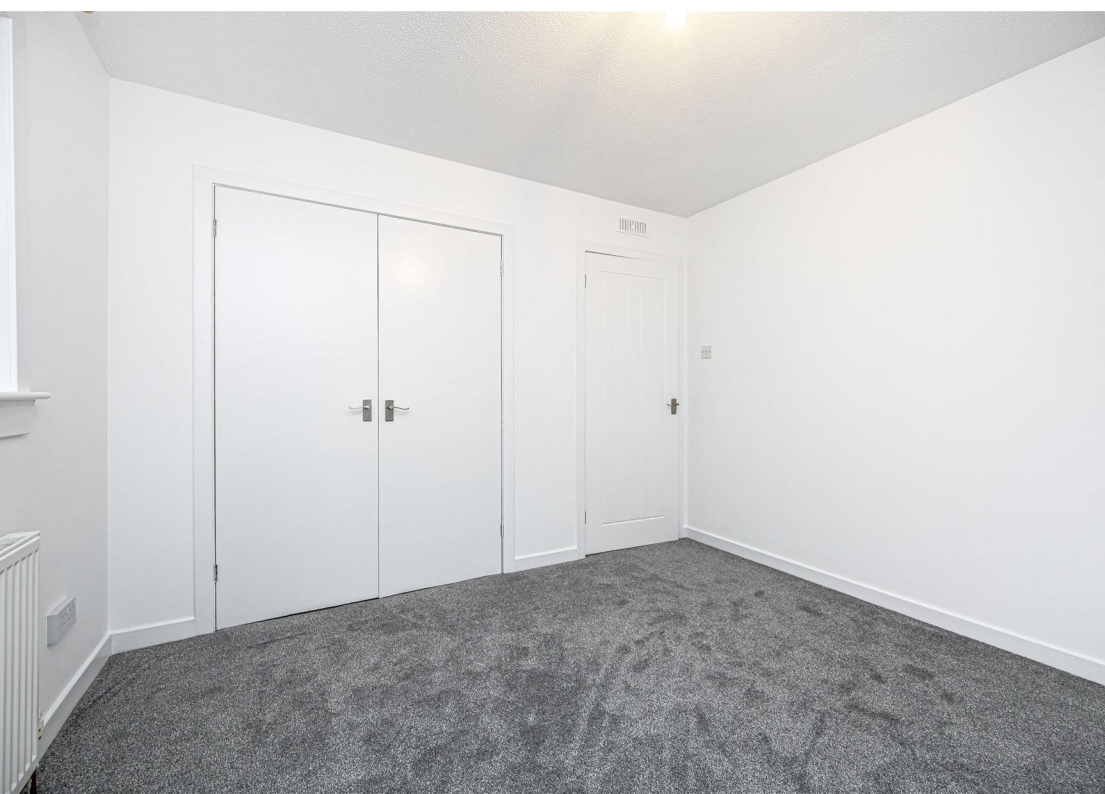
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## AGENTS NOT / EXTRAS INC IN SALE

All floor coverings, curtain poles, bathroom and light fittings together with appliances, no warranty is given on the 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 to the interlinked system installed in this property.





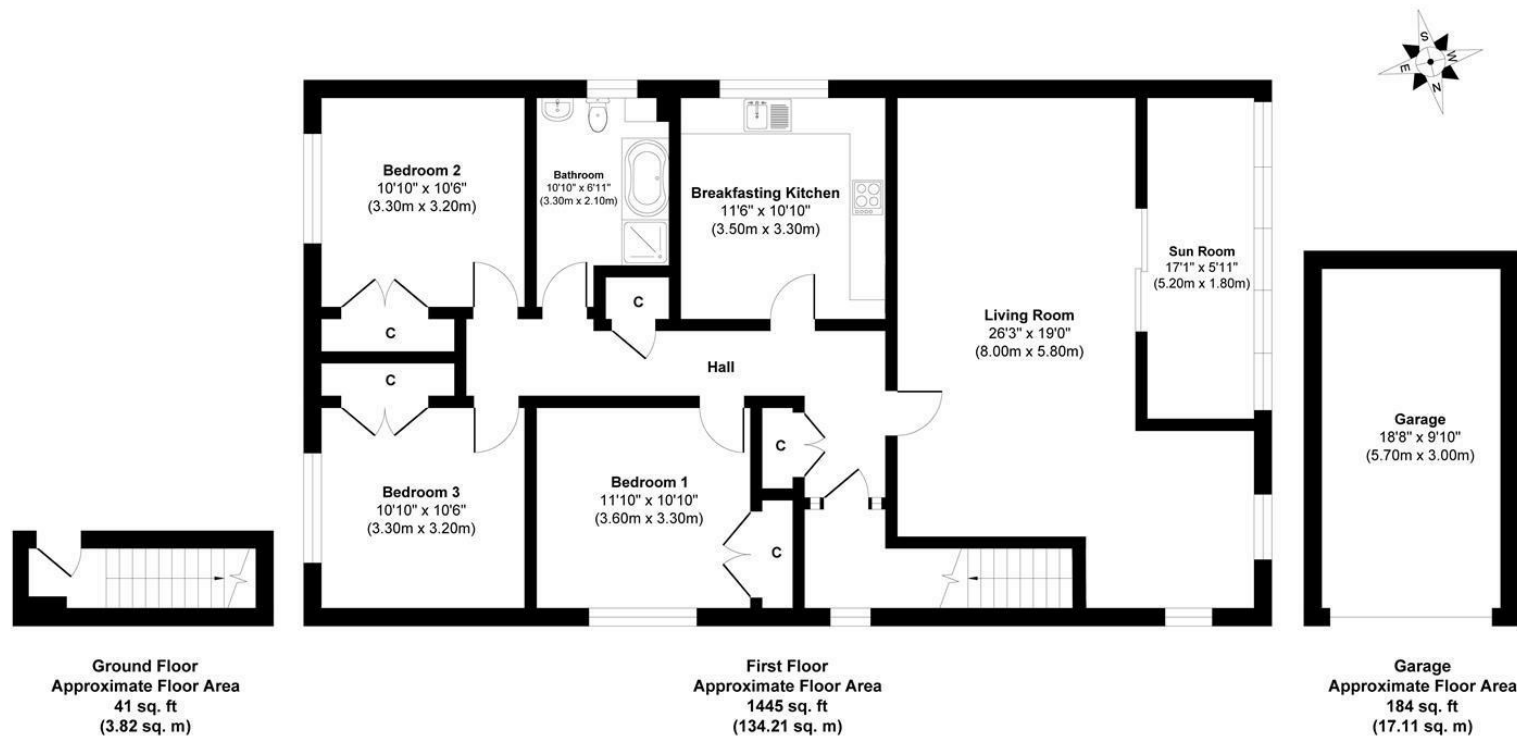












**Approx. Gross Internal Floor Area 1670 sq. ft / 155.14 sq. m (Including Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.