



**Morgans**

**PROPERTY**

28A Muir Road  
Townhill, Dunfermline, KY12 0EG

**Offers Over £350,000**





## DESCRIPTION

We are delighted to bring to the market this bespoke stylish and contemporary detached villa situated in the popular village of Townhill. The accommodation is spread over two levels providing generous accommodation for families and couples, is finished to a high standard and viewing is essential to appreciate the features throughout. The property is offered in move in condition and briefly comprises reception hall, downstairs wc, lounge, dining room, dining kitchen, utility room and family room on ground floor. On the upper level there is the master bedroom with en-suite, three further bedrooms and family bathroom. There are private gardens to the front and rear with stunning decked area and shed. Shared driveway leads to private parking area. The property is double glazed with gas central heating.



- Entrance Hallway
- Lounge & Dining Room
- Dining Kitchen & Utility
- Family Room
- Four Bedrooms
- Bathroom
- En -Suite / WC
- Garden / Driveway
- GCH / DG
- EPC RATING C





## LOCATION

The Royal Burgh 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 Road 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 associated with a modern City. 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.

## MEASUREMENTS

LOUNGE 19'9 x 12'2

DINING ROOM 14'5 x 12'2

DINING KITCHEN 19'0 x 16'9

WC 5'3 x 3'11

UTILITY 5'11 x 5'3

FAMILY ROOM 10'6 x 10'2

BEDROOM 1 18'4 x 13'6

ENSUITE 6'11 x 5'3

BEDROOM 2 15'9 x 11'6

BATHROOM 10'10 x 7'3

BEDROOM 3 14'5 x 12'2

BEDROOM 4 11'10 x 9'10

## EXTRAS INC IN SALE

All floor coverings, blinds, lounge and dining room curtains, bathroom and light fittings together with integrated appliances and garden shed.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

Using Google Maps, enter the property postcode KY12 0EG and follow the directions. Number 28a will be indicated by our For Sale Board.

## 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 on 01383 620222 or Kinross Office on 01577 863424.





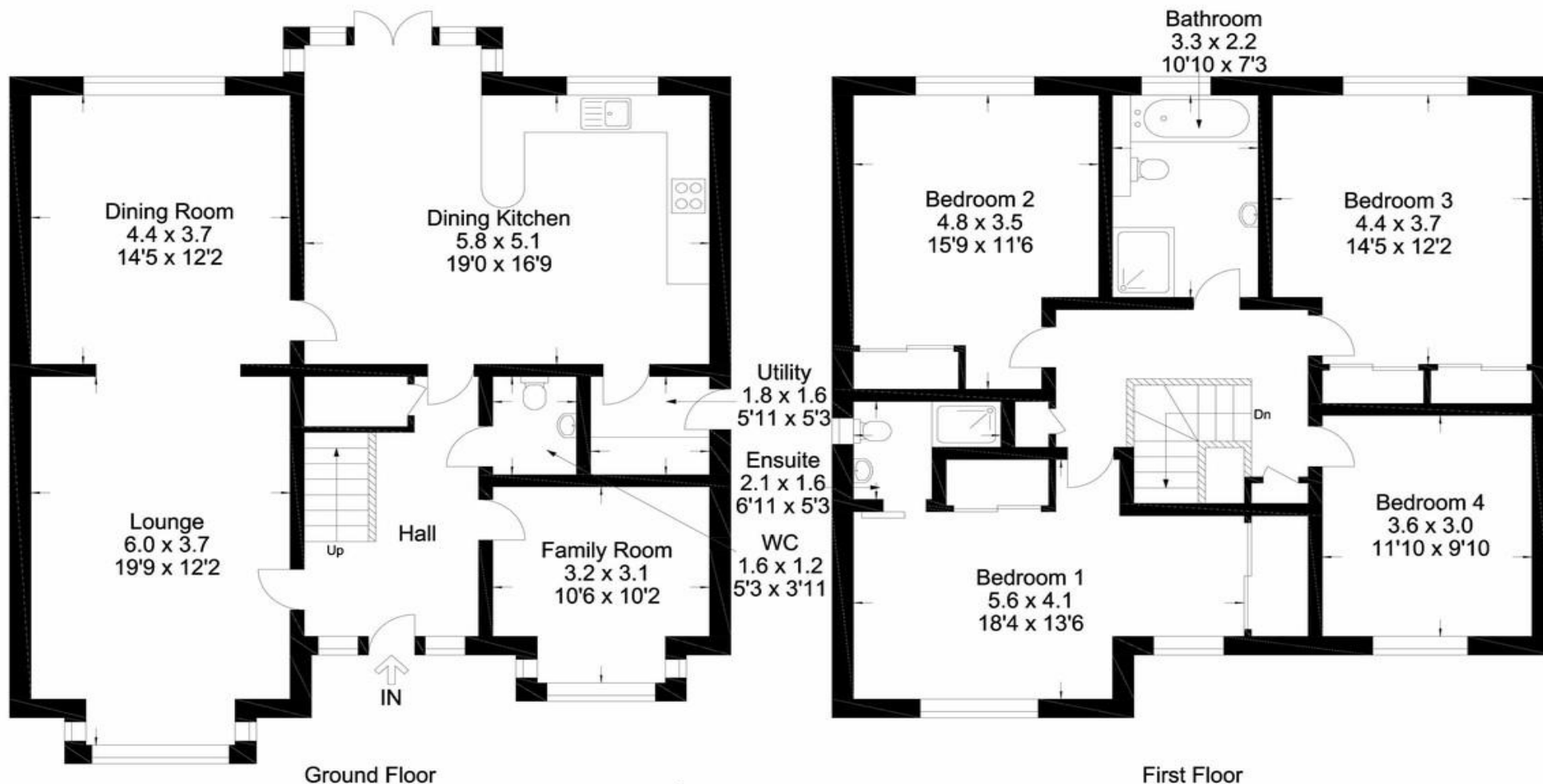












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2021

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.

# Morgans

PROPERTY

SOLICITORS | PROPERTY

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