



Morgans

PROPERTY

27 Townhill Road, Dunfermline, KY12 0QU

Fixed Price £399,950







We are delighted to bring to the market this substantial semi detached villa which is rarely available in this location, yet quietly positioned with driveway and single garage. The outdoor space is private and fully enclosed providing a child and pet safe environment. The gardens are well established, benefitting from a southerly aspect with patio and seating areas. This family home is within a short walk into the city centre with all amenities and schooling close by. The property has many original features, including fireplaces in lounge and master bedroom, decorative cornicing/ ceiling roses and feature stained glass window to name but a few. The accommodation briefly comprises entrance vestibule, large reception hall leading to feature staircase, lounge with bay window, formal dining room, family room, breakfasting kitchen and bathroom. On the upper level there are four double bedrooms and shower room. Lovely views from upper level towards the forth bridges. There is also a large attic and with the necessary planning consents further accommodation could be added. This charming period home circa 1894 must be viewed to be appreciated.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

EXTRAS INC. IN SALE / AGENTS NOTE

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

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











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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PROTECTED

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.