



Morgans

PROPERTY

31 Townhill Road, Dunfermline, KY12 0QU

Fixed Price £285,000











Rarely available in today's market is this charming bungalow circa 1936, situated midway on Townhill Road and a short walk to the City Centre with all amenities and retail parks at your fingertips. This lovely home has been extended, yet has the potential for further development if required. One of the main benefits is the driveway and single car garage for off street parking. There are well established gardens to the front and rear, fully enclosed providing a child and pet safe environment. The grounds are mature and well stocked with plants, trees and shrubs providing an idyllic haven with privacy. The accommodation is generous throughout and briefly comprises entrance vestibule, reception hallway, lounge, dining room, kitchen, three double bedrooms and modern shower room. There is an attic and cellar compartments. The property is double glazed with gas central heating. Early entry available.







## 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. Greenhouse and garden shed also included.

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.















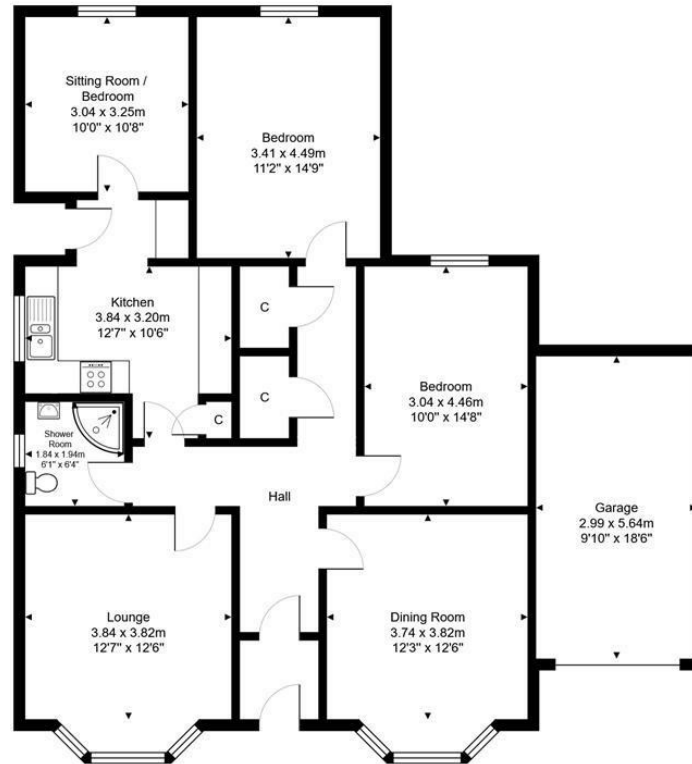
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Total Area: 110.8 m<sup>2</sup> ... 1193 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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SOLICITORS



Ground Floor



SOLICITORS | PROPERTY

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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.