



Malcolm Jack
& Matheson

16 Green Street, Townhill,
Dunfermline, KY12 0HE



Offers Over
£80,000

**SPACIOUS 2 BED UPPER FLAT
IN NEED OF MODERNISATION
WITH GARDEN AND ON STREET
PARKING.**

**HALL
LOUNGE
KITCHEN
TWO DOUBLE BEDROOMS
SHOWER ROOM
SECTION OF ENCLOSED REAR
GARDEN
AMPLE ON STREET PARKING
GCH & DG
EPC D**



SITUATION

Townhill is a pleasant village located approximately one and a half miles northeast of Dunfermline's town centre. It is well served by local shops and there is a good regular bus service to the excellent shopping facilities and social amenities of Dunfermline. The M90 motorway which provides ready access to Edinburgh and Perth is within a few minutes driving distance.

PROPERTY

16 Green Street is a bright and spacious 2-bed upper flat with its own private entrance set in a block with three other properties. The property is located within walking distance of the village, the school and park. There is easy access to Dunfermline and to commuter links.

Internally the property offers bright and spacious accommodation in need of modernisation. The shower

room has recently been upgraded to a high standard. There is good storage, gas central heating and double glazing throughout.

Externally the property has its own section of rear garden that is fully enclosed and has a garden shed. There is ample on street parking surrounding the property.



ACCOMMODATION

HALL 6.31m x 0.93m (20'8" x 3'1")

Hall is accessed by way of a carpeted staircase. Hatch to attic. Radiator. Carpet.

LOUNGE 4.33m x 3.90m (14'2" x 12'10")

Spacious and bright lounge with window to front. Built in storage cupboard. Gas fire. Cupboard housing meters. Radiator. Carpet.

KITCHEN 3.09m x 2.46m (10'2" x 8'1")

Fully fitted kitchen with matching wall and base units. Window to rear. Integrated sink and drainer. Free standing washing machine, electric cooker, cooker hood, fridge/freezer, and tumble dryer. Tiled flooring.

BEDROOM ONE 4.90m x 2.99m (16'1" x 9'10")

Double bedroom with window to front. Built in wardrobe. Radiator.

BEDROOM TWO 3.63m x 2.99m (11'11" x 9'10")

Double bedroom with window to rear. Built in recess cupboard. Radiator.

SHOWER ROOM 2.40m x 1.40m (7'10" x 4'7")

Newly fitted white contemporary three-piece suite comprising walk in shower with electric shower, wash hand basin with cupboard underneath, mirror, and WC. Opaque window to rear. Chromed heated towel rail. Laminate flooring.

GARDENS AND GROUNDS

The property comes with a section of rear garden fully enclosed with an area of lawn and an area with a garden shed. There is space for storing bins and access for taking these in and out. There is ample on street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing electric cooker, fridge/freezer, washing machine and tumble dryer.

VIEWING

Call Malcolm Jack & Matheson.

HOME REPORT

There is a Home Report for this property.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444, faxing 01383 730672 or emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

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



Top Floor
Approx. 65.8 sq. metres (708.2 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Information provided is for information only. It is not intended to be used as a basis for any decision. The plan is for information purposes only. It is not intended to be used as a basis for any decision. The plan is for information purposes only. It is not intended to be used as a basis for any decision.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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