Malcolm Jack & Matheson

135a Townhill Road, Dunfermline KY12 0BS



OFFERS OVER £80,000

PERFECT STARTER FLAT NEAR CITY CENTRE AND COMMUTER ROUTES

ENTRANCE HALL
LOUNGE
KITCHEN
DOUBLE BEDROOM
BATHROOM
COMMUNAL GARDEN
SECTION OF GARDEN
ON STREET PARKING
GCH & DG
EPC D



SITUATION

Dunfermline is located approximately five miles north of the Forth Bridges and is particularly popular with commuters to Edinburgh and many parts of the central belt. Easy access can be gained to the M90 motorway with its direct links to the north and south of the Forth and Kincardine bridges. Dunfermline holds much historic interest and features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing. Schooling of good repute is available for both primary and secondary Education.

PROPERTY

135a Townhill Road offers a spacious and well-lit one-bedroom flat, located within a block of four. The property is well-positioned for easy access to the amenities of Dunfermline city centre and its commuter links. Access via a shared entrance, with the flat situated on the top floor.

The accommodation comprises an entrance hall, a comfortable lounge, a kitchen, a double bedroom, and a bathroom. The property also benefits from excellent storage, gas central heating, and double glazing.

Externally, there is a communal garden, with each property enjoying its own designated section and drying area. On-street parking is readily available.

ACCOMMODATION

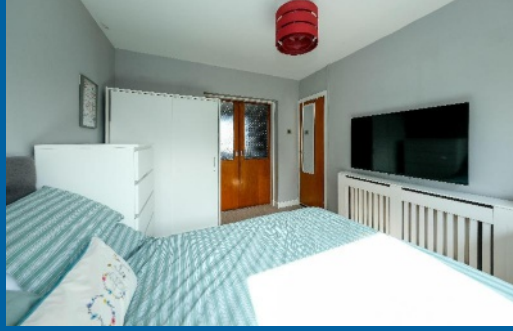
ENTRANCE HALL

Built in storage cupboard. Carpet.

LOUNGE 4.09M X 3.53M (13'5" X 11'7")

Spacious lounge with window to the front. Built in storage cupboards. Radiator. Carpet.





KITCHEN 3.45M X 2.10M (11'4" X 6'11")
Fully fitted kitchen with integrated sink and drainer, electric hob, oven, and cooker hood. Includes free-standing fridge. A large built-in storage cupboard houses the boiler and freezer. Window to the rear and a door leading out to a balcony shared with the neighbouring flat. Radiator and laminate flooring.

BEDROOM 3.58M X 2.89M (11'9" X 9'6")
Bright double bedroom with window overlooking the rear garden. Radiator. Carpet.

BATHROOM 2.45M X 1.33M (8' X 4'4")
White three-piece suite comprising bath with mixer shower, wash hand basin with storage cupboard underneath and WC. Opaque window. Radiator. Laminate flooring.

GARDENS AND GROUNDS
There is a communal garden at the rear of the block, which is well-maintained, fully enclosed, and laid to lawn with poles and lines for drying clothes. Each flat has its own designated section of the garden.

On-street parking is readily available.

EXTRAS
All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding fridge and the freezer are also included in the sale.

VIEWINGS
Call Malcolm Jack & Matheson.

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 or by email 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.

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

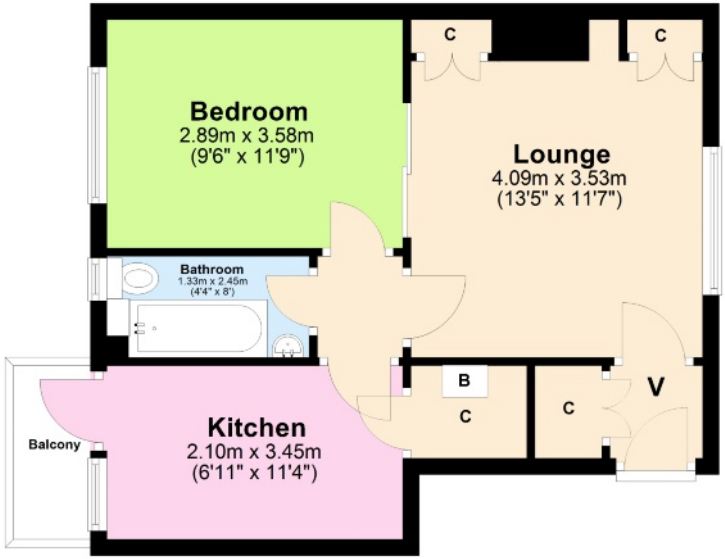






First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

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