

# 74 Townhill Road

DUNFERMLINE, FIFE, KY12 0JG



*LOVELY TWO BEDROOM UPPER VILLA  
IN A PROMINENT POSITION*



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Presented to the market in an immaculate walk-in condition, this first-floor villa has recently been redecorated in fresh neutral tones with the current owner continually upgrading. With its generous-sized accommodation, gas central heating throughout and its fantastic central location, this property is a must-view. It would be a superb first-time purchase and a fantastic Buy-To-Let investment. Early viewing is highly recommended.

Access is located to the rear into the inner hallway. The well-appointed kitchen with a good range of floor and wall-mounted units. The well-proportioned lounge/dining area leads to all rooms within the property.

The large double bedroom is to the front with ample space for free-standing furniture. There is also a second double bedroom which is located to the rear. A box room is on hand and can be utilised as a nursery or for those working from home. The fully-tiled bathroom with power shower completes the accommodation internally.

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**Bedroom 1**







**Bedroom 2**

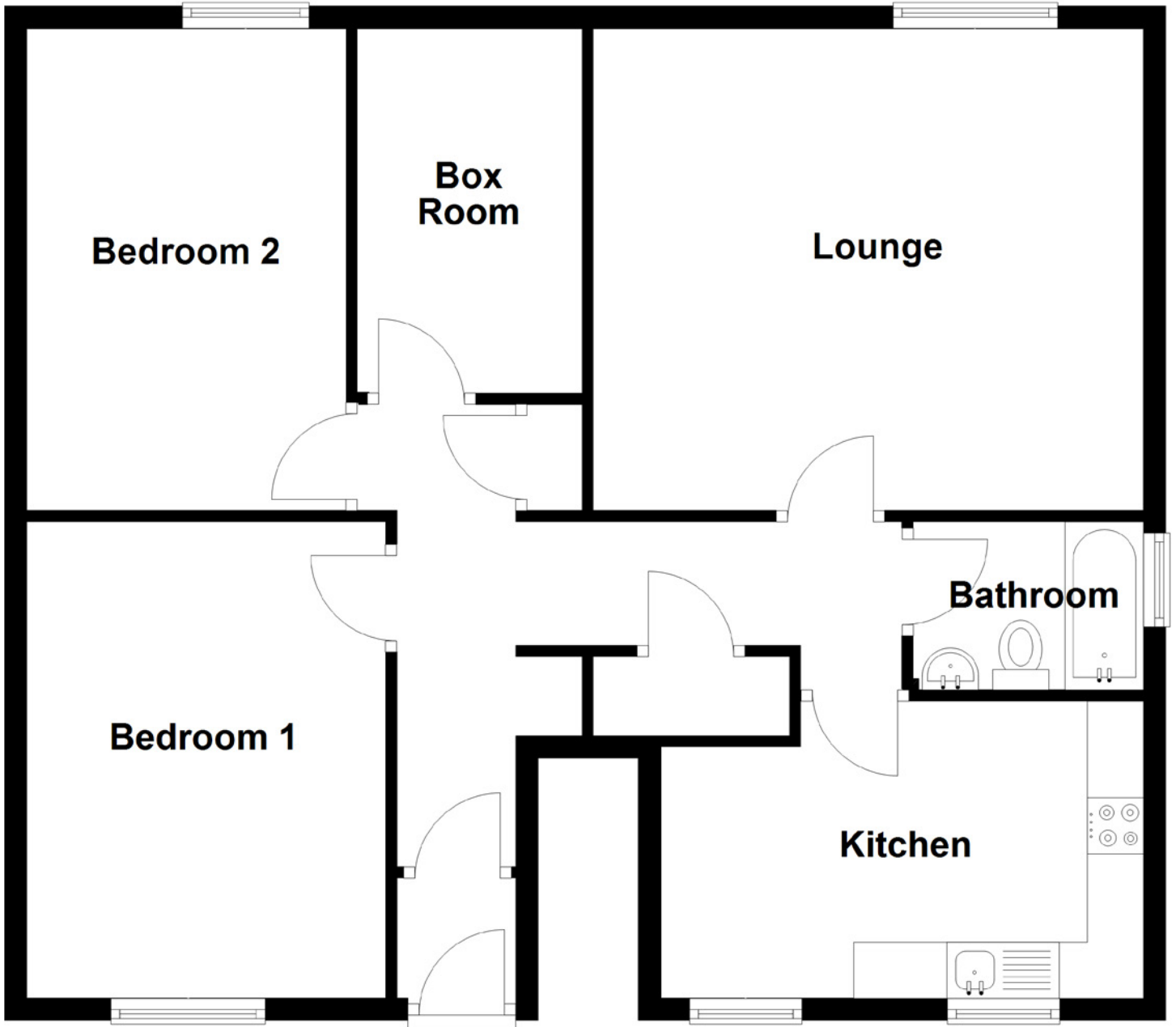




BOX ROOM







**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.91m (16'1") x 4.30m (14'1")	Bathroom	2.05m (6'9") x 1.50m (4'11")
Kitchen	4.30m (14'1") x 2.65m (8'8")	Gross internal floor area (m <sup>2</sup> ): 89m <sup>2</sup>	
Bedroom 2	4.30m (14'1") x 2.85m (9'4")	EPC Rating: C	
Bedroom 1	4.25m (13'11") x 3.20m (10'6")		
Box Room	3.25m (10'8") x 2.00m (6'7")		





A tidy courtyard at the rear of the property with a drying area. In addition, on-street parking is available at the side of the property.







The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

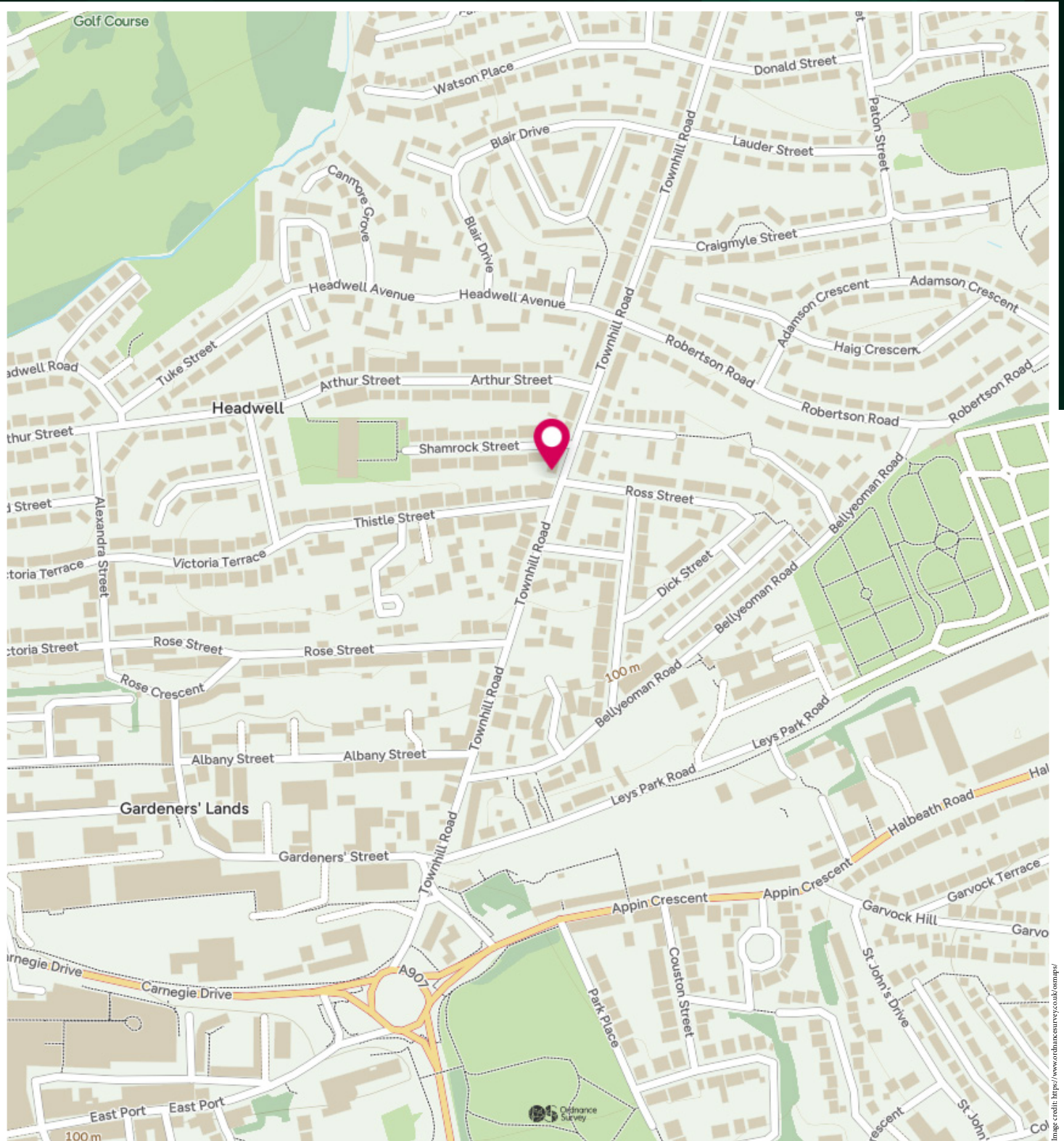
Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.

## The Location









# McEwan Fraser Legal

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