

52 Moncur Street

TOWNHILL, DUNFERMLINE, KY12 0HN



This beautifully presented two-bedroom home offers a spacious lounge/diner, stylish modern kitchen, secure front and rear gardens and genuine walk-in condition



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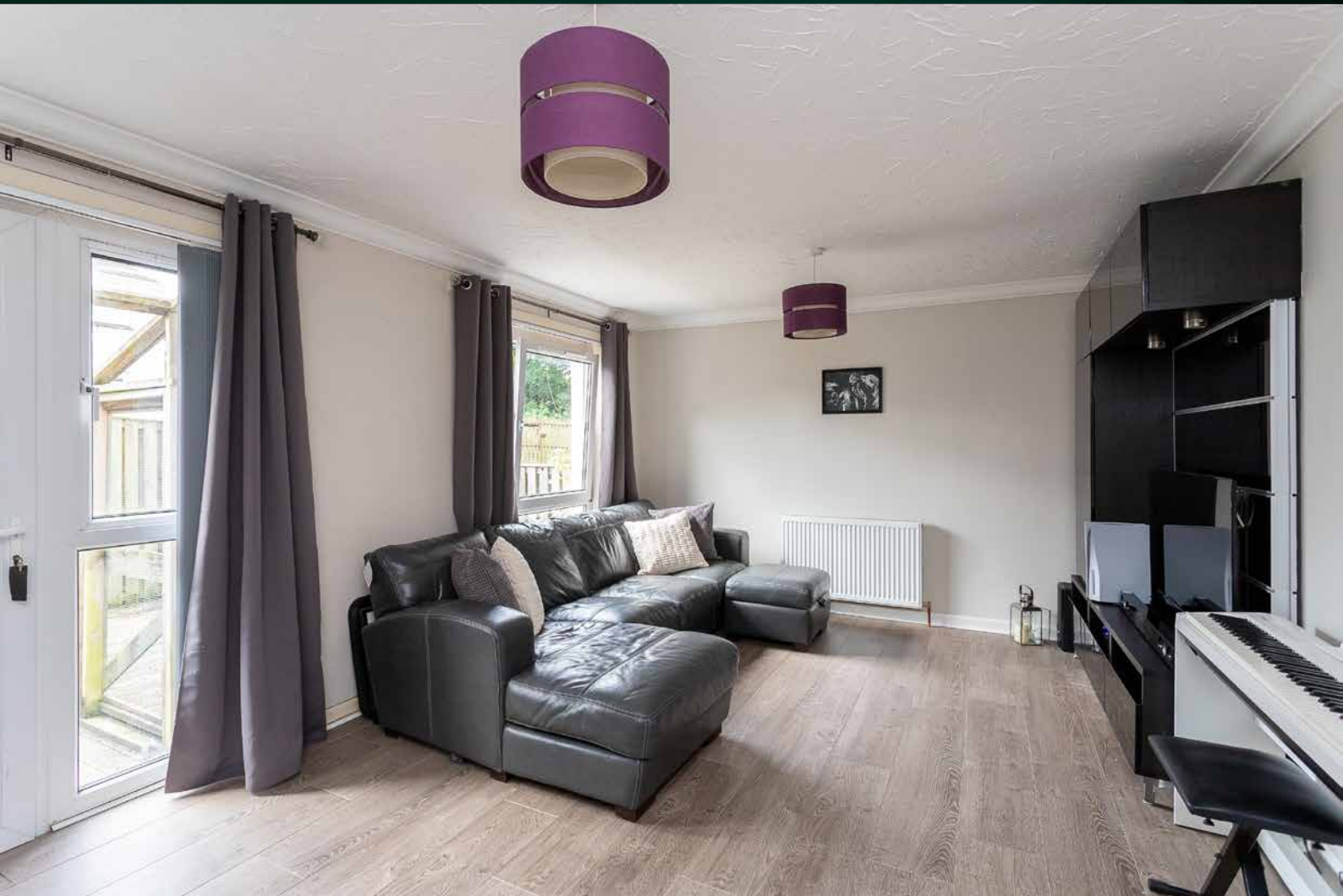


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McEwan Fraser Legal is delighted to present this two-bedroom house in Townhill. Some homes simply make sense. Beautifully presented, thoughtfully updated and ready to move straight into, this impressive two-bedroom mid-terraced home offers exceptional space, modern comfort and outstanding value in equal measure. Perfectly suited to first-time buyers, young families or those looking to downsize without compromise, this attractive home combines generous room proportions with a practical layout designed for modern everyday living. Offered in genuine walk-in condition, it is a property that allows its next owner to unpack, settle in and immediately feel at home.

THE LOUNGE



A welcoming entrance hall leads through to a bright and spacious lounge and dining room, where natural light fills the space and creates a warm, inviting atmosphere. Generously proportioned, this versatile room comfortably accommodates both relaxing and dining areas, making it the ideal setting for everyday family life as well as entertaining guests. A door to the rear garden extends the living space outdoors, providing an effortless connection between inside and out during the warmer months.

THE KITCHEN



The contemporary kitchen has been thoughtfully designed with both style and practicality in mind. Offering an excellent range of modern cabinetry, generous work surfaces and ample storage, it provides everything required for busy day-to-day living while complementing the home's fresh and well-maintained interior. Storage has been carefully considered throughout the property, ensuring every inch of space is used efficiently and enhancing the home's practicality.



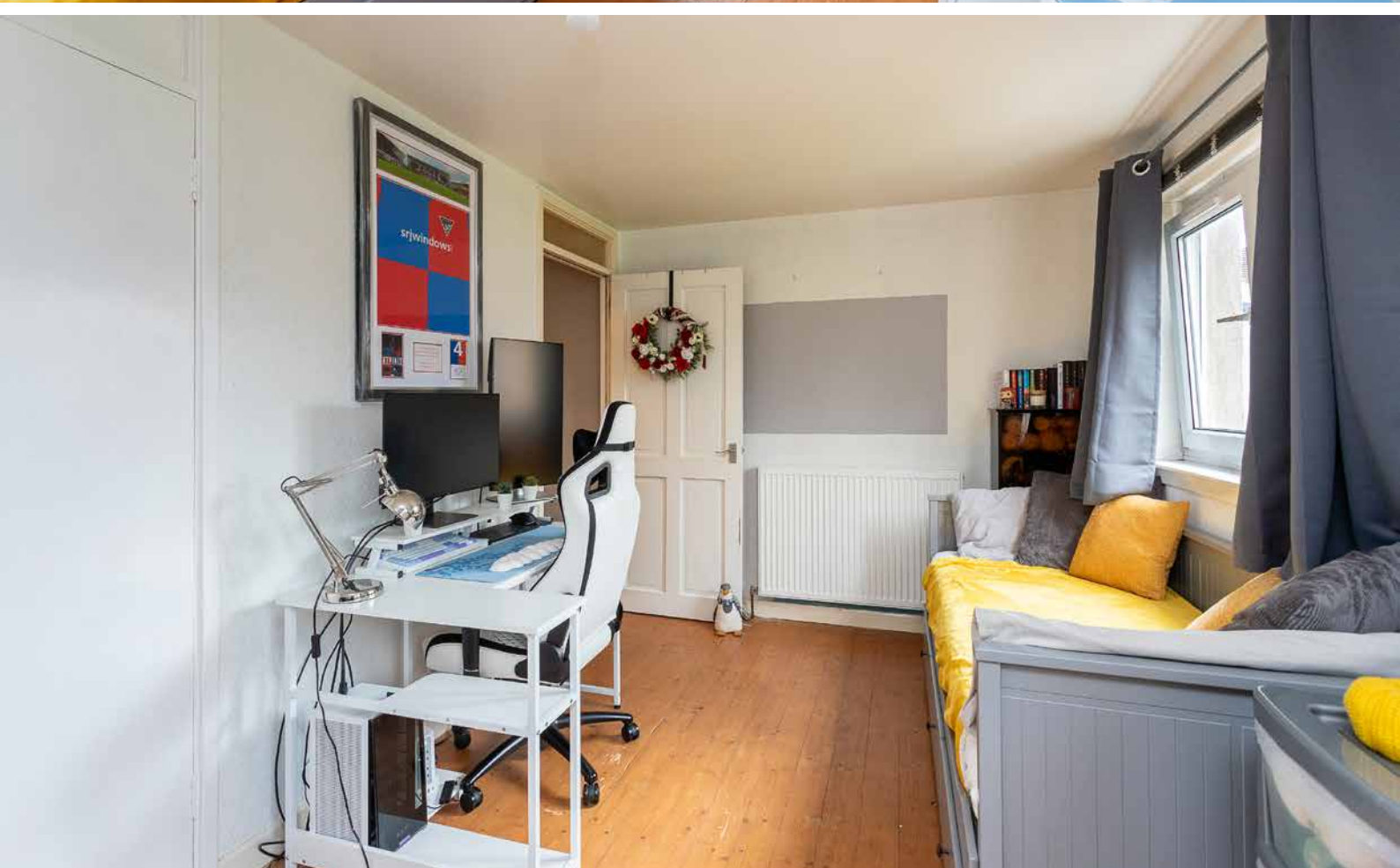


The first floor continues to impress with two generous double bedrooms, each offering comfortable accommodation with plenty of natural light and flexibility for family life, guests or home working. A well-appointed family bathroom completes the upper level, serving the home with both style and convenience.

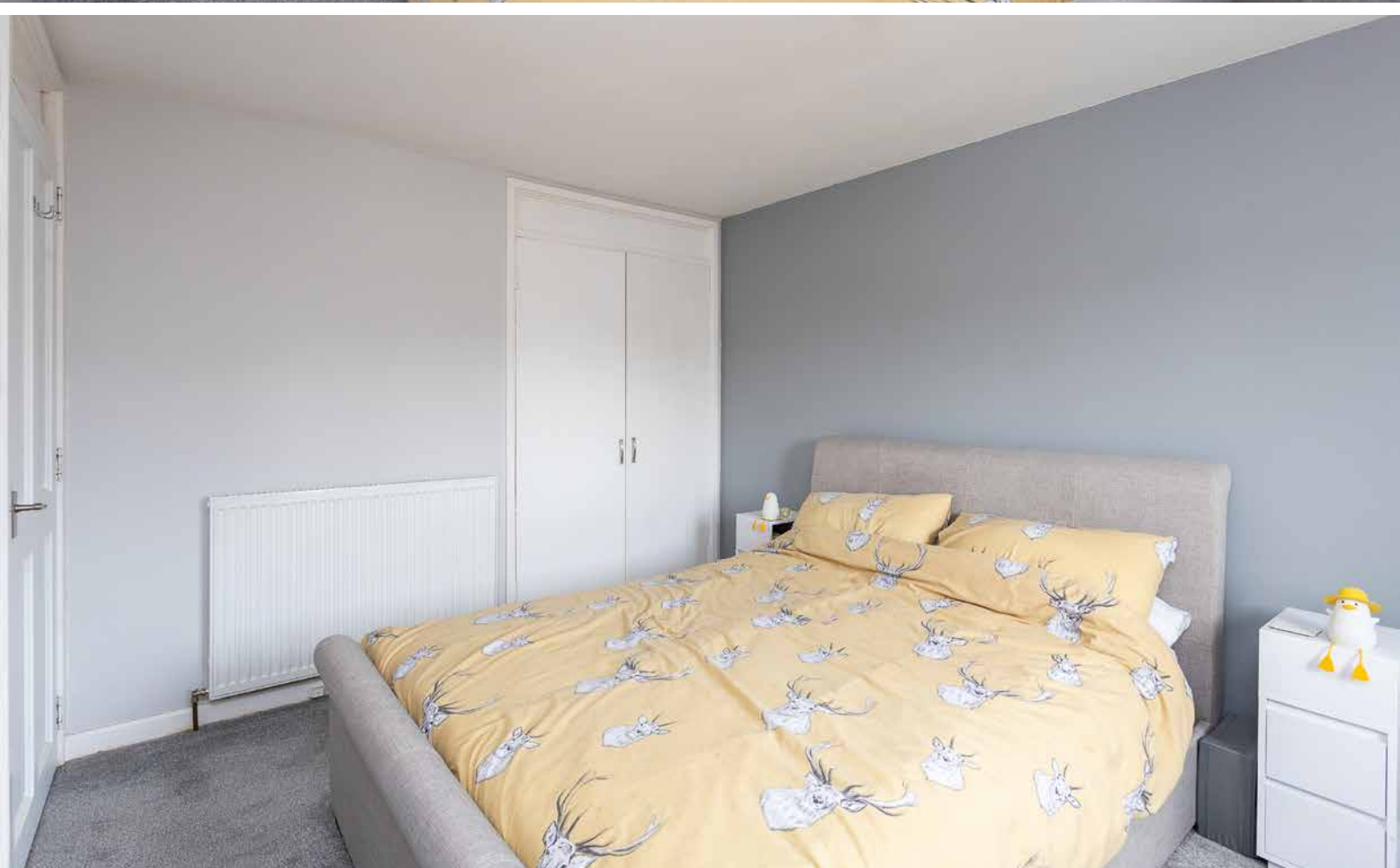
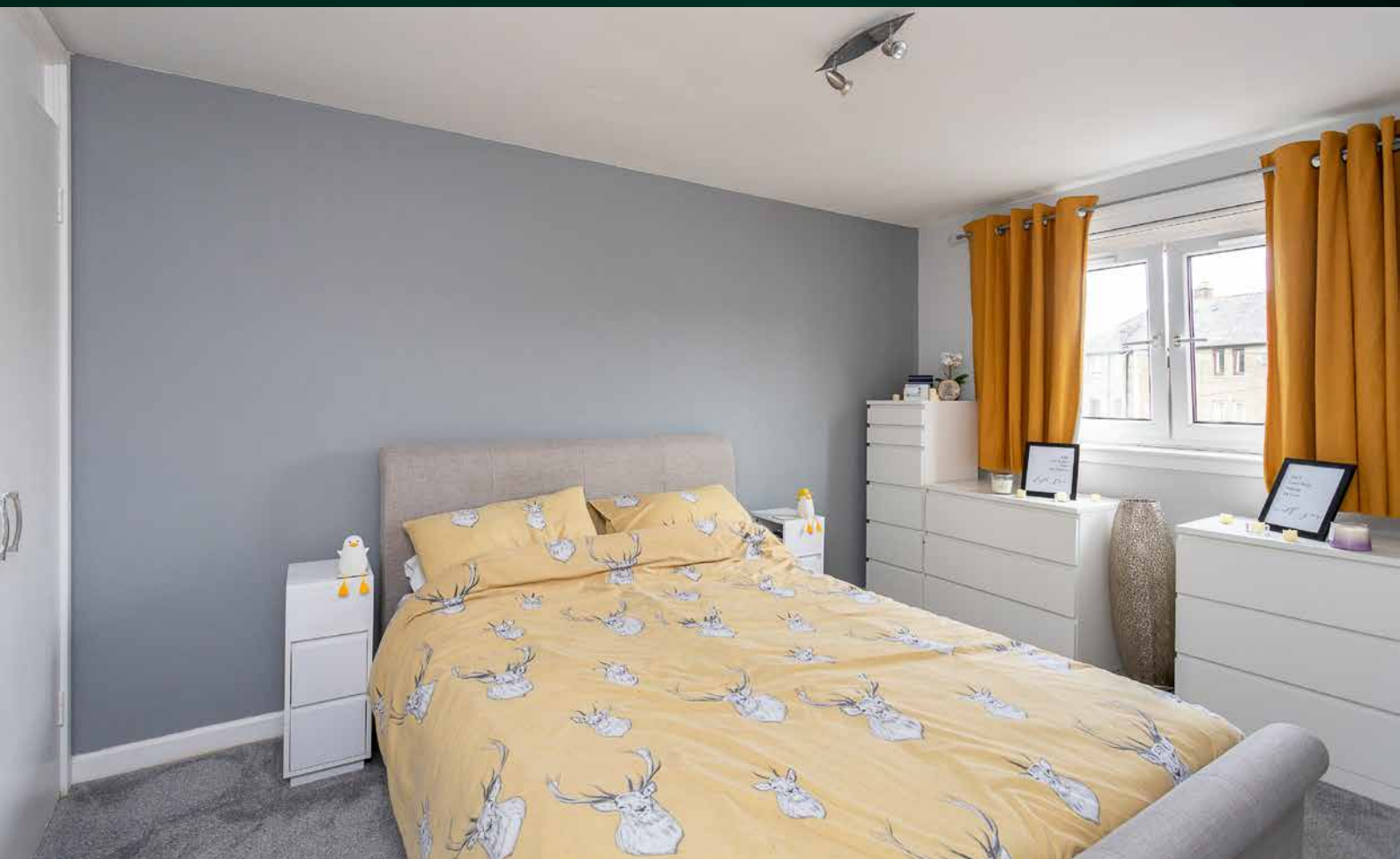
THE BATHROOM



BEDROOM 1



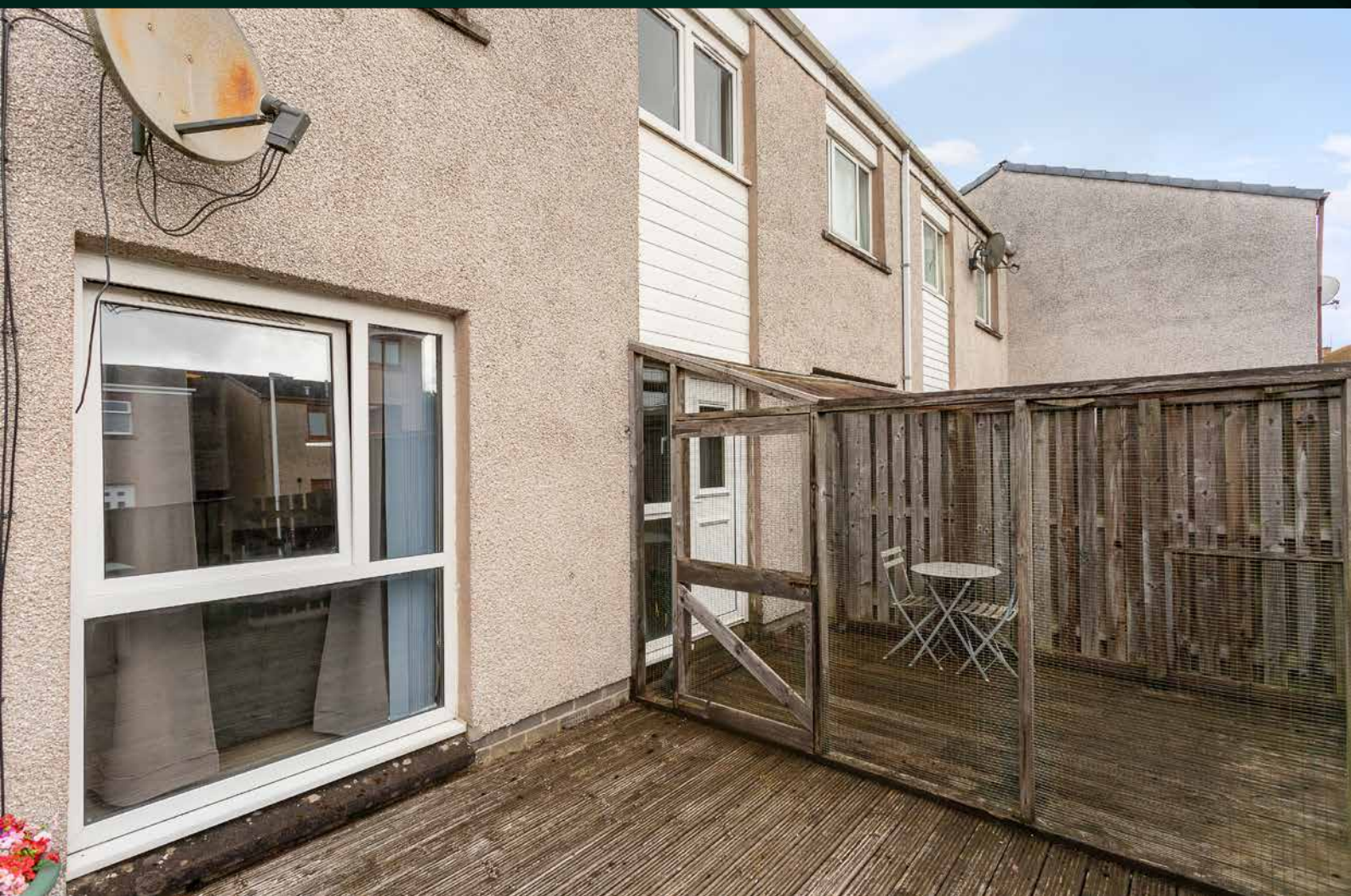
BEDROOM 2



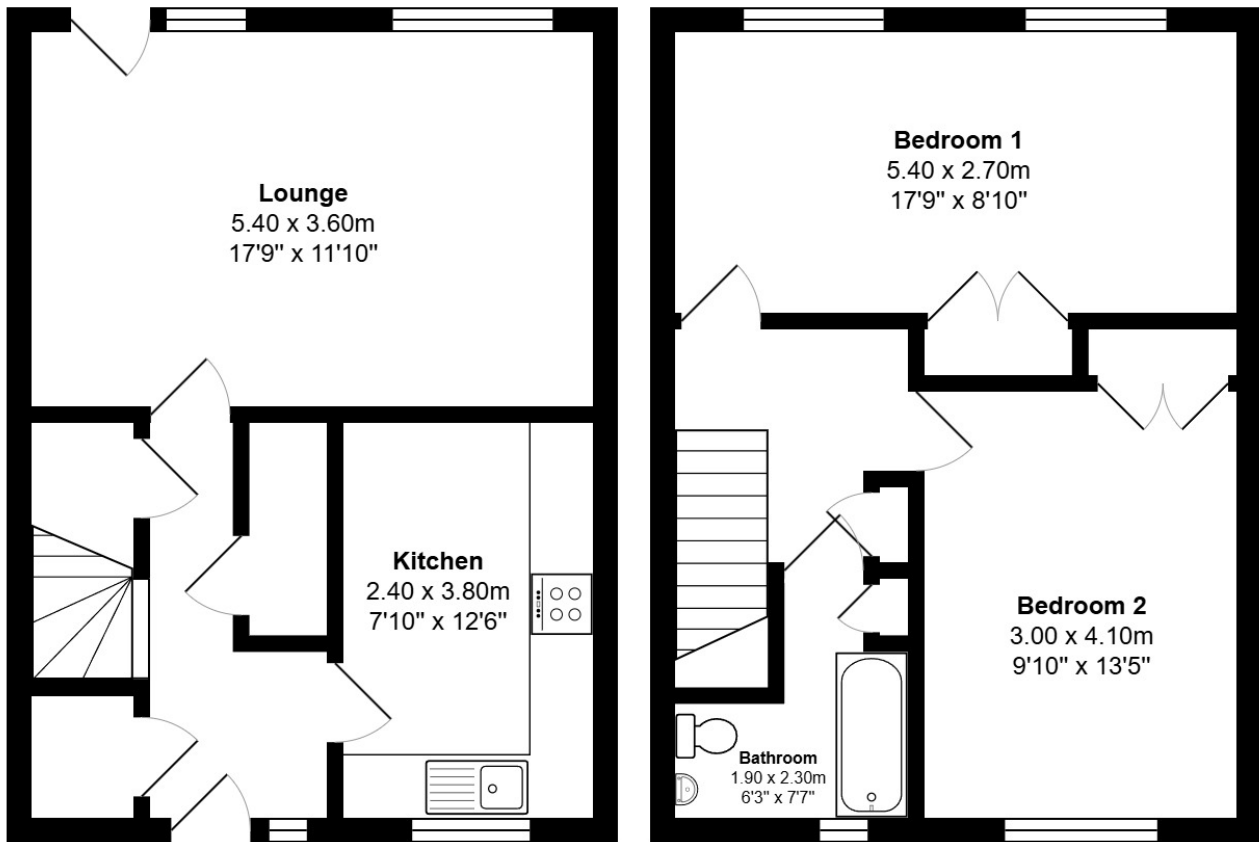
Outside, the property enjoys secure gardens to both the front and rear, creating safe and private spaces for children, pets or simply relaxing outdoors. The rear garden offers an excellent setting for summer barbecues, outdoor dining or quiet evenings at home, while the front garden provides an attractive approach to the property.

Beautifully maintained and presented throughout, this is a home that offers far more than its price point suggests. Combining generous accommodation, modern interiors and secure outdoor space, it represents an outstanding opportunity for buyers seeking exceptional value without compromising on quality.

EXTERNALS

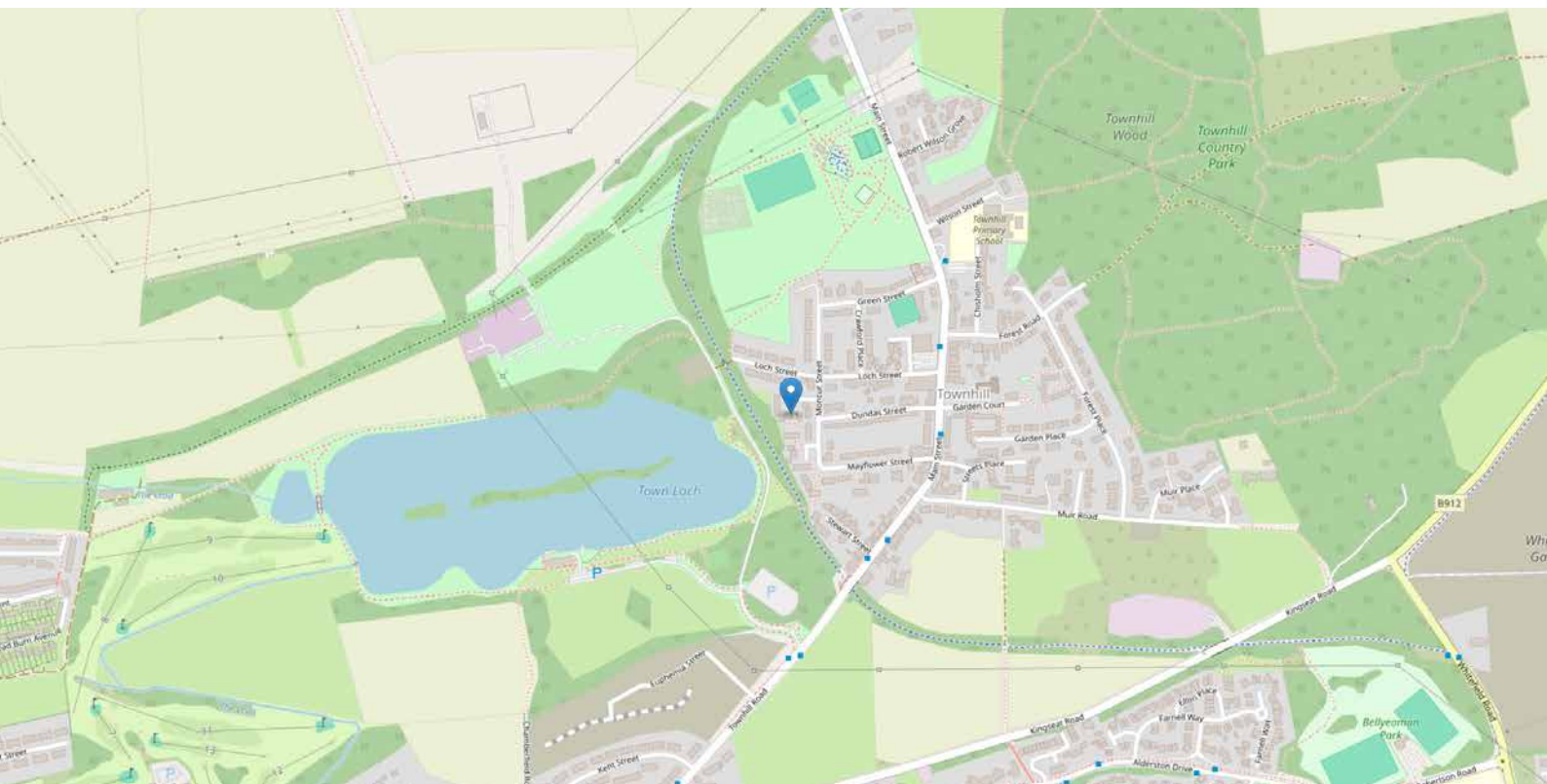


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Located in the popular village of Townhill, this home enjoys a peaceful residential setting while benefiting from excellent access to the historic city of Dunfermline, making it an ideal location for families, first-time buyers and commuters alike.





Townhill is well regarded for its strong community spirit and abundance of green space. Just moments away, Townhill Country Park offers scenic woodland walks, open countryside, a picturesque loch and a wealth of outdoor activities, making it a favourite destination for walking, running and enjoying nature throughout the year.

Dunfermline city centre is only a short drive away and provides an excellent range of shopping, restaurants, cafés, leisure facilities and cultural attractions, alongside well-regarded primary and secondary schools. The area is also exceptionally well connected, with easy access to the M90 motorway and nearby railway stations providing regular services to Edinburgh and beyond, making commuting straightforward.

Offering the perfect balance of village charm, outdoor lifestyle and modern convenience, Townhill continues to be one of West Fife's most sought-after communities, providing an exceptional place to call home.



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