



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**112A Townhill Road**

DUNFERMLINE, FIFE, KY12 0BN



# DUNFERMLINE

FIFE

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.

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.

# 112A TOWNHILL ROAD

DUNFERMLINE

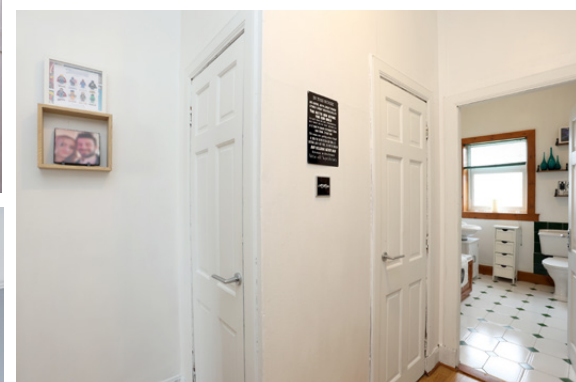
McEwan Fraser Legal is delighted to bring to the market this two bedroom first floor apartment that offers flexible accommodation. The way it is laid out could offer either two public rooms or two bedrooms.

The property is accessed to the rear of the building and access is gained into the kitchen, the kitchen is modern and compact with ample floor and wall units and opens into the lounge with views to the rear gardens.

The lounge is spacious and has a handy storage space, from the lounge both bedrooms can be accessed. The larger bedroom is to the front of the building with a large bay window. Bedroom two is also located off the hallway.

The three-piece bathroom completes the accommodation internally. Beautifully maintained and presented, spacious, elegant and welcoming with good transport connections.

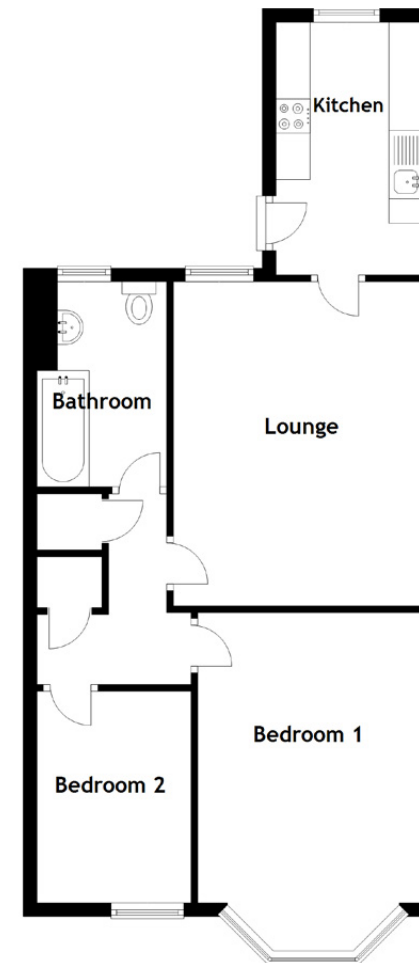
Viewing is highly recommended.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

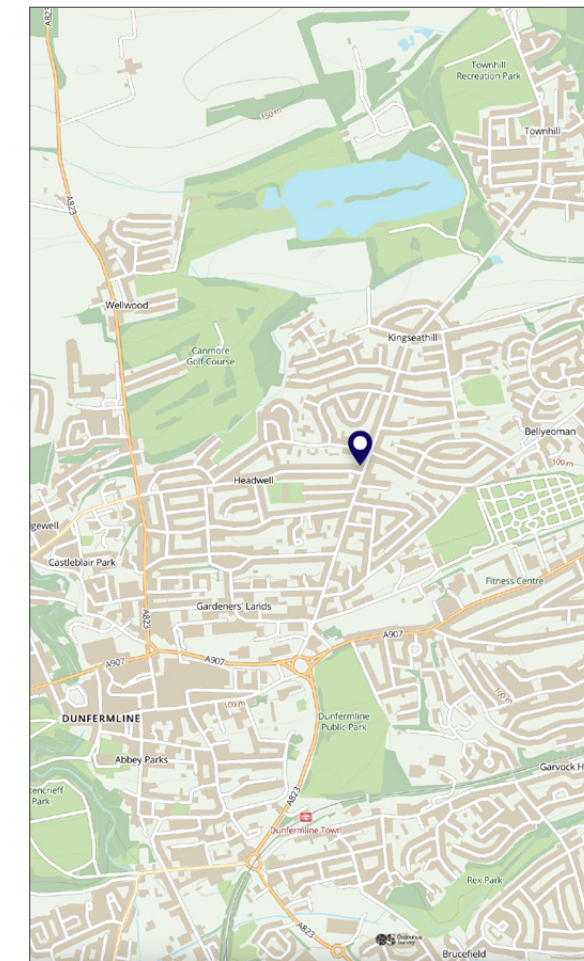


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.75m (15'7") x 3.65m (12')
Kitchen	3.70m (12'2") x 2.15m (7'1")
Bedroom 1	5.30m (17'5") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 2.25m (7'5")
Bathroom	3.00m (9'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





  
Solicitors & Estate Agents

Tel. 01383 660 570  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**LEIGH ROLLO**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer