



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01383 660 570

**121a Townhill Road**

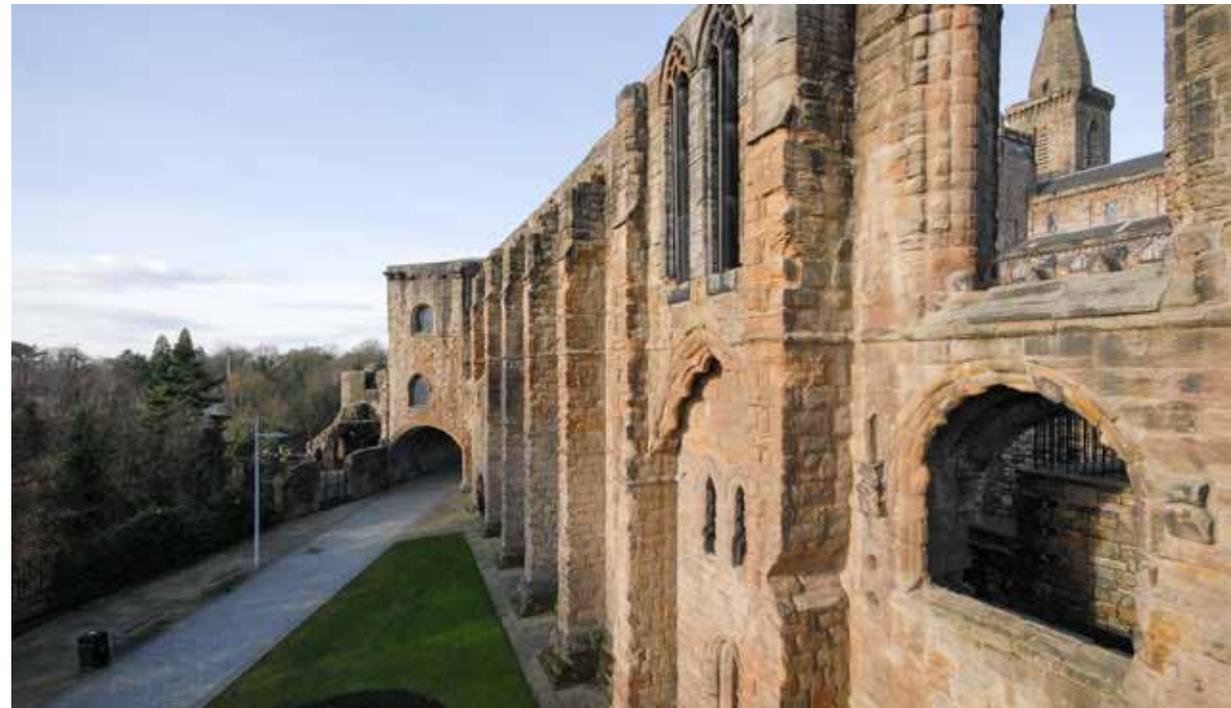
DUNFERMLINE, KY12 OBS

# DUNFERMLINE

*Fife*

An ideal location for the commuter, 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 Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Today's 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, 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.



LOCATION IMAGES  
DUNFERMLINE LIFESTYLE

# 121a TOWNHILL ROAD

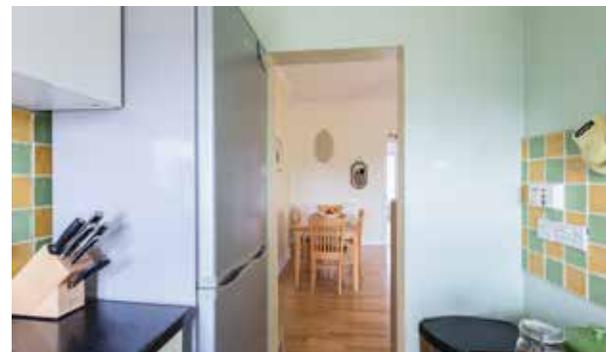
*Dunfermline*

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

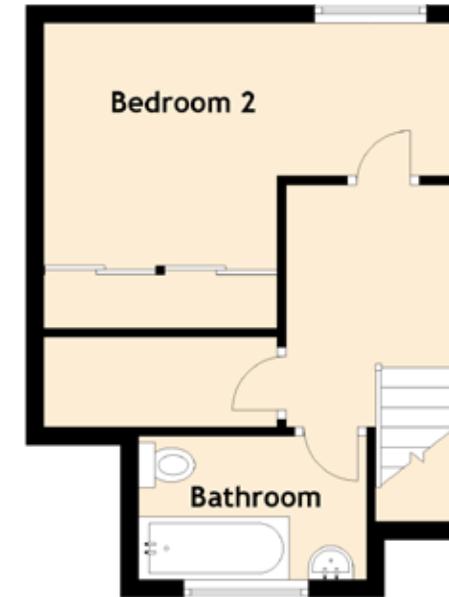
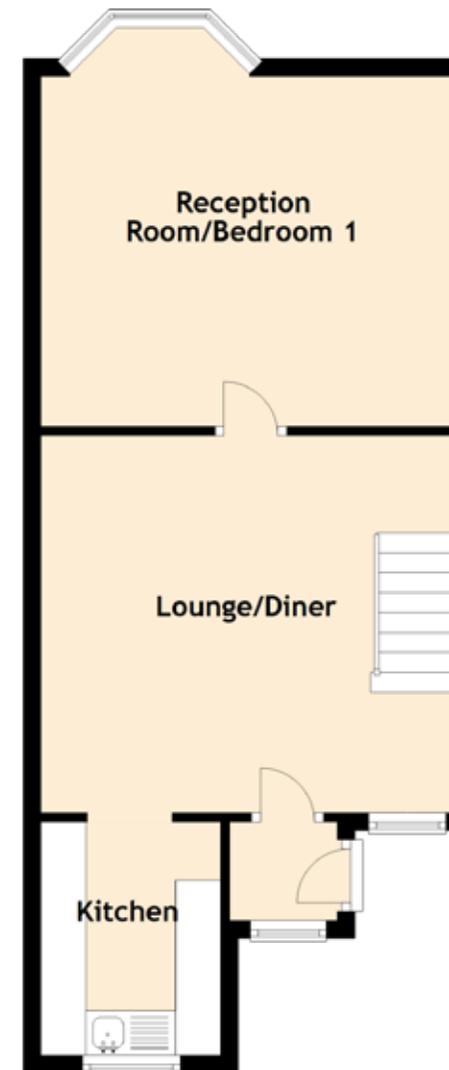
The property is accessed to the rear of the building and via an external staircase. Inside, the kitchen is modern and compact with ample floor and wall units and is open plan to the living room. The living room is spacious and a door from here opens to the lounge or bedroom one. This large room is to the front of the building. A staircase leads to the upper floor with bedroom two and bathroom. There is ample storage in this elegantly proportioned property.

Beautifully maintained and presented, spacious, elegant and welcoming with good transport connections, who could want more?

KITCHEN, LOUNGE  
& RECEPTION ROOM



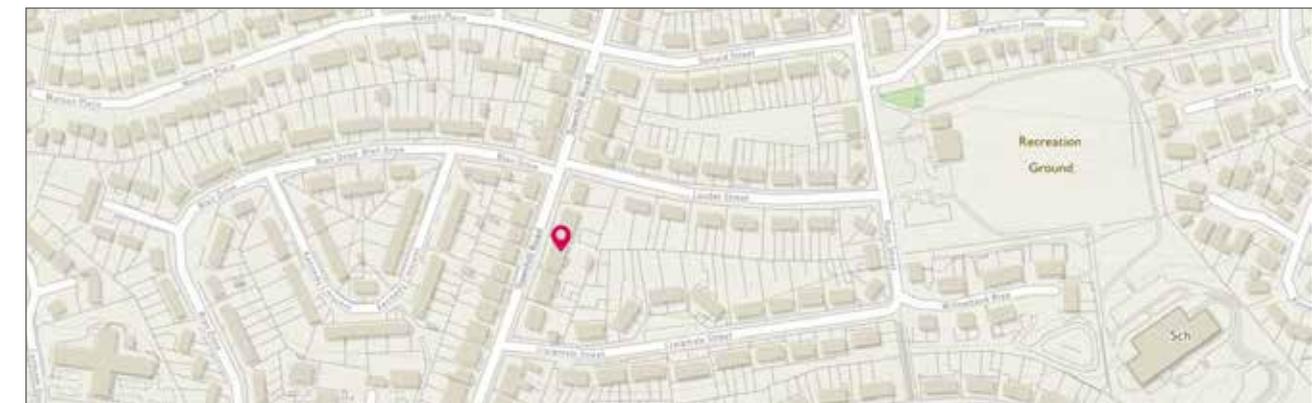
BEDROOM & BATHROOM



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	4.60m (15'1") x 4.20m (13'9")
Kitchen	2.60m (8'6") x 2.00m (6'7")
Reception Room/ Bedroom 1	4.60m (15'1") x 3.90m (12'10")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")
Bathroom	2.54m (8'4") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: D





  
Solicitors & Estate Agents

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Part  
Exchange  
Available

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Text and description  
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Surveyor



Professional photography  
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Photographer



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Designer