




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

30 Townhill Road

DUNFERMLINE, FIFE, KY12 0QX

The Location

DUNFERMLINE, FIFE, KY12 0QX

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 and 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. This home is within walking distance to the train station, bus station, and all the amenities of the City Centre.



“.. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline ..”



SPACIOUS // ELEGANT // LOVELY // DELIGHTFUL // STUNNING // VIEWS

30 Townhill Road

DUNFERMLINE, FIFE, KY12 0QX

McEwan Fraser Legal is delighted to bring to the market this three-bedroom, first floor flat that has direct access to the garden from the sunroom.

The front door opens into the communal close, shared with one other flat. A sliding door reveals a staircase where carpeted stairs rise to the first-floor accommodation. This apartment is spacious and feels more like a house than a flat. The lounge offers elegant proportions with lovely features including the TV wall built to accommodate a wall-mounted television. This room has stripped and painted floorboards and provides ample space for a dining table and chairs as well as soft furnishings. The dining kitchen is open plan to the living area and is fitted with units at floor and wall level with a hob and electric oven. There is plumbing for a dishwasher.

From the kitchen, a door opens to the sun-lounge with views of the delightful garden. The bathroom holds a three-piece white suite with a shower over the bath and a glazed screen. One of the bedrooms needs re-decoration, another has a stunning curved wall. A ladder drops to give access to an Attic room that has been plaster-boarded and carpeted. Externally there is a delightful garden to the rear and there is a garage nearby.



SPACIOUS

// ELEGANT //

LOVELY

// DELIGHTFUL //

STUNNING

// VIEWS



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.15m (20'2") x 5.65m (18'6")
Kitchen	4.30m (14'1") x 2.90m (9'6")
Sun Room	3.65m (12') x 2.25m (7'5")
Bedroom 1	6.00m (19'8") x 3.36m (11')
Bedroom 2	4.43m (14'6") x 4.15m (13'7")
Bedroom 3	3.05m (10') x 2.70m (8'10")
Bathroom	3.05m (10') x 2.15m (7'1")

Gross internal floor area (m²): 113m² | EPC Rating: D

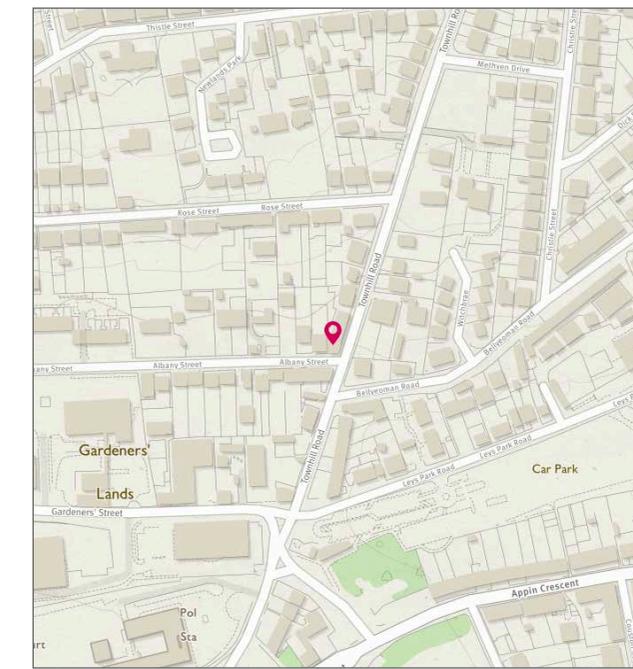


Image credit: <https://www.vardianmeasures.co.uk/omg/>

SPACIOUS // ELEGANT // LOVELY // DELIGHTFUL // STUNNING // VIEWS



McEwan Fraser Legal

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
JAYNE SMITH
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer