



**Stevenson Marshall**  
Property & Law

**13 Forest Place**  
Townhill, KY12 0EP

**Offers in the region of £90,000**

## 13 Forest Place, Townhill

A bright and spacious semi-detached villa with neat garden in quiet location.

There is an excellent internal layout which includes a reception hallway, large lounge (with feature full length windows), dining kitchen, upper landing, two double bedrooms and bathroom.

Gas central heating is installed with double glazed windows, fresh decor and good storage throughout.

The neat garden ground is mainly laid to lawn with patio area, shrubs, trees and drying facilities.

### Room sizes and accommodation

#### Entrance hallway

Lounge 4.60m x 3.58m (15'1 x 11'9)

Dining kitchen 5.01m x 2.58m (16'6 x 8'6)

#### Upper landing

Bedroom 1 4.20m x 3.59m (13'9 x 11'9)

Bedroom 2 3.52m x 3.32m (11'7 x 10'11)

Bathroom 1.99m x 1.79m (6'6 x 5'10)

Forest Place is located within the heart of Townhill village, only one mile north of Dunfermline City Centre, yet surrounded by woodland and agricultural ground with a country park and central loch. There are local shops, a primary school, horse-riding facilities and a regular bus service to Dunfermline. For the commuter there is easy access to the M90 Motorway for travel both north and south and Queen Margaret Railway Halt is only a five minute drive away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)