



**Stevenson Marshall**  
Property & Law

5 Robert Wilson Grove  
Townhill, Dunfermline, KY12 0HS

Offers in the region of £320,000



*5 Robert Wilson Grove, Townhill, KY12 0HS*

Set within a stunning summer garden overlooking Townhill Country park and woodlands, a superb modern detached bungalow in idyllic cul-de-sac setting. Viewing a must!

There is an excellent internal layout which includes an entrance hallway, large lounge, dining kitchen with French doors to garden, utility room, four bedrooms, master en-suite and family bathroom.

Gas central heating with double glazed windows, quality finishing, fresh décor and good storage throughout.





## Accommodation and room sizes

Entrance hallway

Lounge

7.40m x 5.80m (24'3 x 19'1)

Dining Kitchen

3.68m x 3.20m (12'1 x 10'6)

Utility room

2.10m x 1.92m (6'11 x 6'3)

Bedroom 1

3.67m x 3.28m (12'1 x 10'9)

En-suite

1.54m x 1.31m (5'1 x 4'4)

Bedroom 2

3.36m x 4.18m (11'1 x 13'9)

Bedroom 3

3.36m x 4.18m (11'1 x 13'9)

Bedroom 4

2.97m x 2.71m (9'9 x 8'11)

Bathroom

2.51m x 1.72m (8'3 x 5'8)





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The stunning garden features a well manicured lawn, a host of flower beds, shrubs, trees, generous patio area, garden seat and maximum privacy. There is a large driveway and garage to front which provides ample off street parking for several vehicles and storage.

Adjacent to Townhill Country Park, Robert Wilson Grove is a small cul-de-sac on the outskirts of this popular village. Townhill village is located 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 M.90 Motorway for travel both north and south and Queen Margaret Railway Halt is only a five minute drive.

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.

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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.

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