



**Stevenson Marshall**  
Property & Law

28 Wilson Street  
Townhill, KY12 0EY

Offers in the region of £65,000

A main door upper flat with excellent accommodation and attractive mature gardens.

There is a good internal layout which includes a reception hallway, lounge, kitchen, double bedroom and bathroom.

Gas central heating is installed with large double glazed windows and good storage throughout.

Entrance hallway

Lounge:- 4.42m x 3.55m (14'6 x 11'8)

Kitchen:- 2.92m x 2.76m (9'7 x 9'1)

Bedroom 1:- 3'58 x 3.21m (11'9 x 10'7)

Shower room:- 2.85m x 1.34m (9'5 x 4'5)

The property benefits from impressive private gardens to rear which are mainly laid to lawn with pleasant outlooks, shrubs, trees and several useful outbuildings. There is on street parking and the close by Townhill Country Park car park provides additional parking.

Wilson Street forms part of a small cul-de-sac adjacent to Townhill Country Park, forming part of this much sought after village located only one and a half miles north of Dunfermline City Centre. It is surrounded by agricultural ground with a 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 Rail Halt is only a five minute drive..

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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.

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