



24 Moncur Street
Townhill, KY12 0HN

Offers over £120,000

A well presented mid terraced villa with attractive west facing garden in peaceful setting.

There is a good internal layout which includes a reception hallway, dining kitchen, large lounge, upper landing, two bedrooms and bathroom.

Gas central heating is installed with double glazed windows, fresh décor, timber flooring, good storage and pleasant outlooks to rear. The white goods, double bed, BBQ, outdoor dining set, wardrobe, bookcase and chest of drawers are available by separate negotiation. The blinds and curtains are included in the sale price.

Lounge:- 5.40m x 3.72m (17'9 x 12'2)
Dining kitchen:- 4.08m x 3.66m (13'5 x 12'0)
Bedroom 1:- 5.40m x 3.14m (17'9 x 10'4)
Bedroom 2:- 4.45m x 3.20m (14'7 x 10'6)
Bathroom:- 2.46m x 2.55m (8'1 x 8'4)

The property boasts impressive garden grounds which feature quality decking, garden shed, patio area, summer house, pleasant outlooks and a west facing aspect to rear. Off street parking is located to the front.

Moncur Street is quietly situated in the heart of the popular village of Townhill, 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 M90 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.

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.



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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