



**Stevenson Marshall**  
Property & Law

32 Muir Road  
Townhill, KY12 0EG

Offers over £200,000

## 32 Muir Road, Townhill

A bright and spacious south facing detached bungalow, on an excellent corner plot with garage to rear, open outlooks and ample parking.

There is a good internal layout which includes an entrance vestibule, reception hallway, lounge, dining room, kitchen, utility room, three bedrooms and four piece bathroom.

Gas central heating is installed with double glazed windows, good storage, flexible layout and pleasant outlooks. The property benefits from being re-roofed five years ago.

Entrance vestibule  
Reception hallway  
Lounge:-4.86m x 4.54m (15'11 x 14'11)  
Dining room:- 3.38m x 3.29m (11'1 x 10'9)  
Kitchen:- 3.57m x 3.09m (11'9 x 10'2)  
Utility room:- 3.21m x 1.95m (10'5 x 6'5)  
Bedroom 1:- 4.95m x 3.69m (16'3 x 12'1)  
Bedroom 2:- 3.68m x 3.55m (12'1 x 11'8)  
Bedroom 3:- 4.11m x 3.17m (13'6 x 10'5)  
Bathroom:- 2.75m x 2.18m (9'0 x 7'2)

The property boasts mature garden grounds which are mainly laid to lawn with a south facing aspect to the front. A garage and driveway provide ample off-street parking for several vehicles.

Muir Road is quietly situated on the outskirts of the popular village of Townhill, located only one mile north of Dunfermline Town Centre, yet surrounded by woodland and agricultural ground, with a country park and central loch. Within walking distance, 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.



## 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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