



Stevenson Marshall
Property & Law

75a Townhill Road
Dunfermline, KY12 0BN

Offers over £60,000

75a Townhill Road, Dunfermline

A traditional ground floor flat in central location within walking distance of city centre and railway station.

Accommodation comprises: Entrance hallway, lounge, kitchen, double bedroom and wet room.

Gas central heating and double glazed windows are installed throughout, although the property would benefit from general cosmetic work.

Room sizes

Entrance hallway

Lounge 4.07m x 3.13m (13'4" x 10'3")

Kitchen 3.78m x 2.29m (12'5" x 7'6")

Bedroom 4.86m x 4.39m (11'11" x 14'5")

Wet room 3.32m x 1.20m (10'10" x 3'11")

There are communal gardens to rear and private walled garden to front.

75a Townhill Road is located within walking distance of Dunfermline City Centre, Railway Station and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine and Forth Bridges.

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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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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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.