



Stevenson Marshall
Property & Law

60 Loch Street
Townhill, KY12 0HL

Offers over £65,000

60 Loch Street, Townhill

A well proportioned ground floor flat with accommodation all on one level and private garden area to front and rear.

There is a good internal layout which includes a reception hallway, lounge, breakfasting kitchen, two bedrooms (partition wall creates a box room off bed 1) and bathroom.

Gas central heating is installed and there are double glazed windows throughout. There is good storage, a flexible layout, private entrance door and all accommodation on one level.

Room sizes and accommodation

Entrance hallway

Lounge:- 4.65m x 3.54m (15'3 x 11'7)
Breakfasting kitchen:- 3.45m x 2.57m (11'4 x 8'5)
Bedroom 1:- 3.60m x 2.57m (11'10 x 8'5)
Box room off Bed 1:- 2.46m x 2.04m (8'1 x 6'8)
Bedroom 2:- 3.02m x 2.97m (9'11 x 9'9)
Bathroom:- 2.78m x 1.69m (9'1 x 5'7)

Enjoying a peaceful cul de sac setting, there are mature garden grounds to rear which are mainly laid to lawn with a woodland aspect and timber decking. There is a private chipped garden to front.

Loch 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

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.