



Stevenson Marshall
Property & Law

32 Forest Place, Townhill, by Dunfermline, KY12 0EP

Offers Over £89,995

A well proportioned main door ground floor flat in quiet setting with attractive woodland aspect to rear. Accommodation comprises: entrance hallway, lounge, kitchen, two double bedrooms and bathroom.

Electric heating and double glazed windows are installed throughout and the property benefits from excellent storage and a flexible layout.

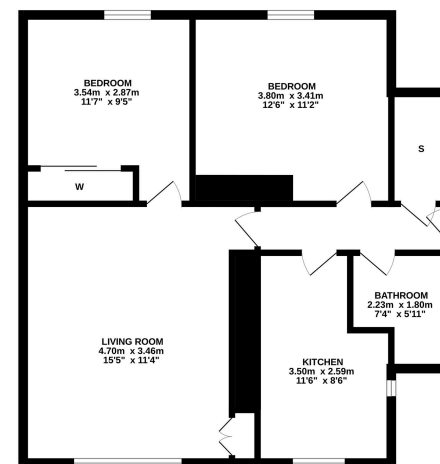
The property boasts private enclosed gardens to front and rear which are mainly chipped for ease of maintenance. The gardens offer maximum privacy, drying facilities and a peaceful woodland outlook to rear. The timber garden shed is included in the sale price. A driveway to front provides ample off street parking.

This property is being sold in its present condition and no warranty will be given to any

condition of the services or any heating or other system within the property.

Adjacent to Townhill Country Park, Forest Place is located in the heart of this popular village. Townhill vis 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 away.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and other parts are approximate and are not intended to be used for any legal purpose or to determine the exact area of any part of the property. The purchaser, upon inspection, should have not been misled and no guarantee is given in this regard. The floorplan is a guide only and should not be relied upon for any legal purpose. Made with Blueprints 12/2021



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An appointment to view can be made by contacting selling agents on 01383 721141.

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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.