



Morgans

PROPERTY

16 Stewart Street, Dunfermline, KY12 0EA

Offers Over £94,950



2



1



1







Entrance Vestibule



Two Double Bedrooms



Lounge



Bathroom with overhead shower



Kitchen



Generous Garden



EPC Rating -



Council Tax Band -





# Welcome

## DESCRIPTION

Excellent for first time buyers and couples is this ground floor garden flat, situated within a quiet cul-de-sac in the popular village of Townhill. Direct access onto Townhill Loch and Country Park via footpath. The property briefly comprises private entrance vestibule, good sized lounge, kitchen, two double bedrooms and bathroom with overhead shower. The property is double glazed with gas central heating. It benefits from a generous garden to side with shed and ample residents parking. Early viewing essential.





### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







## Townhill

Townhill is a small semi rural village community, located approximately one mile north of Dunfermline Town Centre and approximately two miles from the national motorway links. The village offers a good range of social and leisure facilities including the Ski centre at Townhill Loch together with Townhill Country Park. Other local amenities include post office, primary school, library and a small selection of local shops for day-to-day necessities. However, a more extensive range of shopping, leisure and social amenities can be found in nearby Dunfermline.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



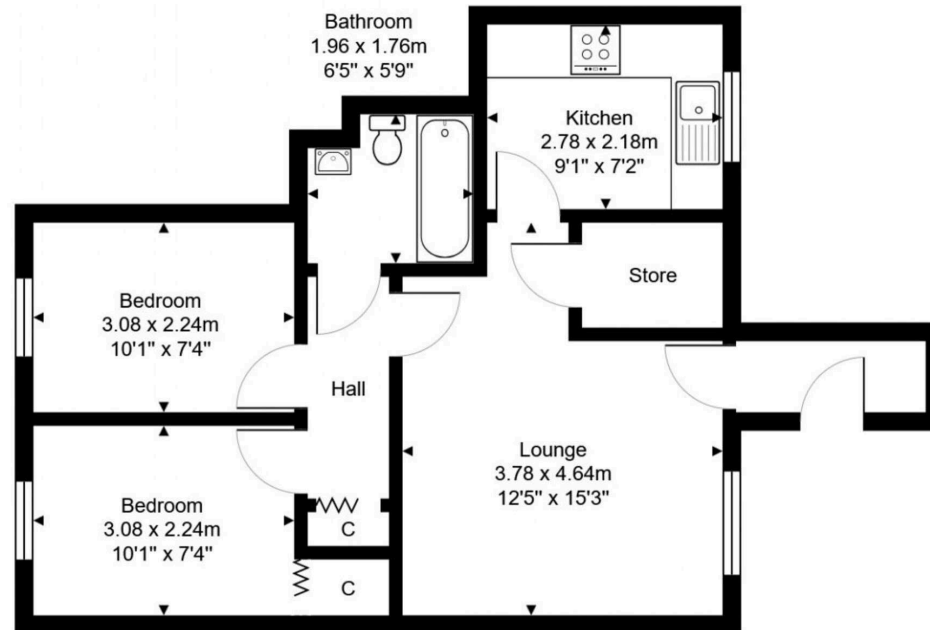


## 16 Stewart Street, Townhill, KY12 0EA



Total Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

# Morgans

PROPERTY

SOLICITORS | PROPERTY

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AGENTS NOTE 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. No movable items will be included in the sale.