



Morgans

PROPERTY

32 Garden Place, Townhill, KY12 0EW

Offers Over £80,000





Ground Floor Apartment



Bedroom



Lounge / Diner



Shower room



Kitchen



Garden



EPC Rating -

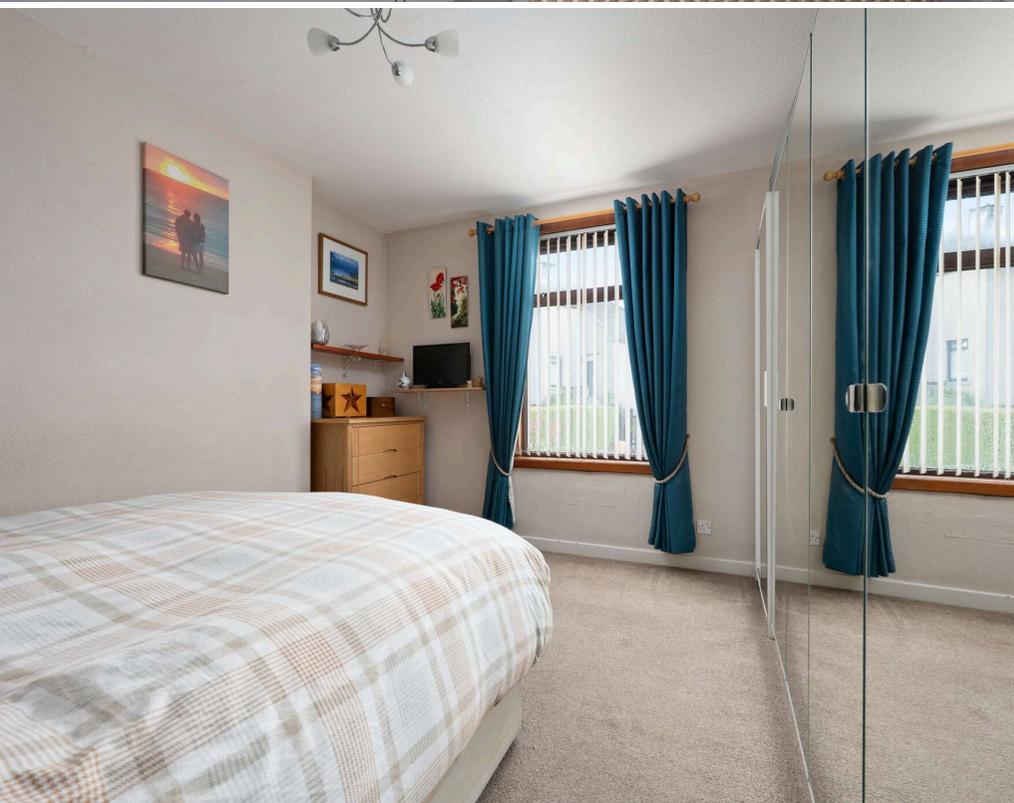


Council Tax Band -



## Welcome

This home offers comfortable and easily maintained accommodation, ideally suited to first-time buyers, downsizers, or investors. The property comprises entrance hall leading to a bright and spacious lounge with ample room for dining, creating a versatile living space. A fitted kitchen is positioned to the rear, offering a practical layout for everyday use. The generous double bedroom provides excellent space for furnishings, while a modern shower room completes the accommodation. Additional storage is available throughout. The property further benefits from a beautifully maintained private garden to the rear and off-street parking to the front. Situated within the popular village of Townhill, the property enjoys a convenient setting with access to local amenities, schooling, and transport links, as well as nearby outdoor spaces.





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

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

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

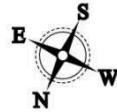
Townhill is a small semi rural village community, located approximately one mile north of Dunfermline Town Centre and approximately two miles from the national motorway links. The village offers a good range of social and leisure facilities including the Ski centre at Townhill Loch together with Townhill 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.

# 32 Garden Place, Townhill, KY12 0EW

Total Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



All measurements are approximate and for display purposes only



Ground Floor



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[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.