



87C TOWNHILL ROAD, DUNFERMLINE

OFFERS OVER £84,500

SPACIOUS 1 BEDROOM 1ST FLOOR TRADITIONAL FLAT.
Walking distance to City Centre, train station, amenities.
Hall, Lounge, Fitted Kitchen, Double Bedroom, Bathroom.
Communal Garden. On-street Parking. DG/GCH. Council Tax Band A.
A WONDERFUL 1ST TIME BUY OPPORTUNITY.

SPACIOUS, TRADITIONAL 1ST FLOOR 1 BEDROOM FLAT. AN IDEAL BUY TO LET OR FIRST TIME BUY OPPORTUNITY.

ABBEY FORTH PROPERTY is delighted to bring to market this light, airy and immaculately presented property set just to the north of the city centre within walking distance to Dunfermline High Street, Public Park and Train Station. This is 'Move-in' ready accommodation, within a block of five and boasts communal gardens and ample on-street parking. Early viewing is highly recommended.

PROPERTY DETAIL.

The flat is situated in a traditional block of five with gardens to rear. Enter via communal stair at the rear leading up to first floor. Entrance Hall with access to lounge, bedroom and bathroom. The rear facing lounge/diner has ample space for lounge and dining furniture and a pleasant outlook to gardens. Door leads on to modern fitted kitchen with integrated oven/hob and space for free-standing appliances. There is also a breakfast bar. The fresh white bathroom has electric shower over bath with washbasin and WC. To the front is a generously proportioned double bedroom with fitted storage. This lovely spacious bedroom could easily accommodate a king-size bed with space for additional bedroom furniture. The property benefits from gas central heating and double glazing. Externally, the property is accessed to the left of the building along path to rear. Communal stair leads to fire floor and external seating area. There is an external storage cupboard. There is a communal garden with space for bin storage and drying area.

KEY INFORMATION

Spacious 1st Floor flat.
1 Bedroom. 1 Reception Room. 1 Bathroom.
External seating area.
Communal Garden.
Gas central heating.
Double Glazing.
External storage.
Valuation £85,000.
Council Tax Band A.

LOCATION

Convenient location within easy reach of local amenities as well as the broad range of amenities on the High Street. The city of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (with an M&S store), a Tesco superstore, a variety of shops along High Street, Two Theatres - Alhambra and Carnegie Hall, beautiful parks including Pittencrieff Park. For additional cultural pursuits there is also the beautiful Dunfermline Abbey, Carnegie Museum, Dunfermline Library and Fire Station Creative gallery. There is Fife Leisure Park with cinema, health club and an array of bars and restaurants. There are additional leisure pursuits at nearby Carnegie Leisure Centre and an abundance of local golf courses including Canmore Golf Club. Schooling of good repute is available from primary education to secondary education.

POINTS OF INTEREST/TRAVEL TIME

Edinburgh 30 mins by car, 25 mins by Train
Edinburgh International Airport 20 mins by car
Dunfermline City Station - 5 mins by car
Inverkeithing East Coast mainline - 15 mins by car
The Three Forth Bridges - 15 mins by car

VIEWING by appointment. Contact ABBEY FORTH SALES TEAM.

Council Tax Band: A (Fife Council)
Tenure: Freehold

- Double Glazing
- Fitted Kitchen
- Garden
- High Ceilings

1ST FLOOR
480 sq ft. (44.6 sq.m.) approx.



1 BED 1ST FLOOR FLAT

TOTAL FLOOR AREA - 480 sq ft. (44.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



