



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**2a Wilson Street, Townhill, KY12 0EY**  
**Offers Over £299,950**





Individually designed and generously proportioned detached villa offering superb family accommodation enjoying a corner plot close to school, park and local amenities. Entrance hall, Downstairs WC, Large lounge, Spacious Dining room, Office/Bedroom 4, Breakfasting kitchen, Utility room, Landing, Master Bedroom (with ensuite shower room), 2 further large double bedrooms (with built in wardrobes), Spacious family bathroom. Double glazing. Gas central heating. Gardens to front, side and rear. Garage. Driveway. Modern decor. Good storage accommodation. Immaculately presented throughout. Internal viewing essential. EPC - C. Council Tax - E. 181 sqm. Freehold.



## LOCATION

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. Townhill has a superb children's park featuring; A putting green, tennis courts, football pitch, adult exercise area, enclosed children's play area, zip slide and a picnic seating area. There is also a children's cycle training area and it is free to use! Townhill is the start of a cycle/jogging/walking traffic free track which runs as far as Kingseat.

## PROPERTY - DETACHED VILLA

- Entrance hall
- Downstairs WC
- Large lounge
- Spacious Dining room
- Office/Bedroom 4
- Landing
- Breakfasting kitchen
- Utility room
- Master Bedroom (with ensuite shower room)
- 2 further large double bedrooms (with built in wardrobes)
- Spacious family bathroom (with separate shower compartment)
- Double glazing
- Gas central heating
- Attractive Gardens to front, side and rear
- Modern decor
- Immaculately presented
- Superb family home in move in condition
- Internal viewing is a must!!

## ACCOMMODATION

Entrance Hall 1.94 m x 3.57 m / 6'4" x 11'9"

Rear Hall 6.56 m x 1.91 m / 21'6" x 6'3"

WC 3.11 m x 1.84 m / 10'2" x 6'0"

Lounge 6.03 m x 4.33 m / 19'9" x 14'2"

Dining Room 5.52 m x 4.16 m / 18'1" x 13'8"

Dining Kitchen 3.42 m x 4.61 m / 11'3" x 15'1"

Utility Room 3.11 m x 2.47 m / 10'2" x 8'1"

Office/Bedroom 4 3.04 m x 3.61 m / 10'0" x 11'10"

Landing 3.57 m x 4.49 m / 11'9" x 14'9"

Master Bedroom 5.09 m x 3.33 m / 16'8" x 10'11"

En-suite Shower room 0.79 m x 3.33 m / 2'7" x 10'11"

Bedroom 2 6.67 m x 3.97 m / 21'11" x 13'0"

Bedroom 3 5.23 m x 3.76 m / 17'2" x 12'4"

Bathroom 2.72 m x 2.81 m / 8'11" x 9'3"

## Gardens

This property enjoys most attractive, lovingly maintained areas of garden ground to the front, side and rear of the property.

## GARAGE/DRIVEWAY

There is a single garage accessed via a Monoblock driveway.

## HEATING

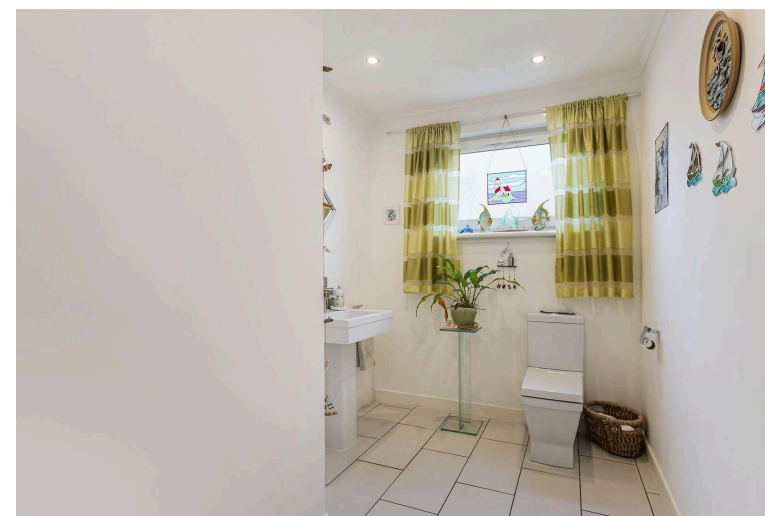
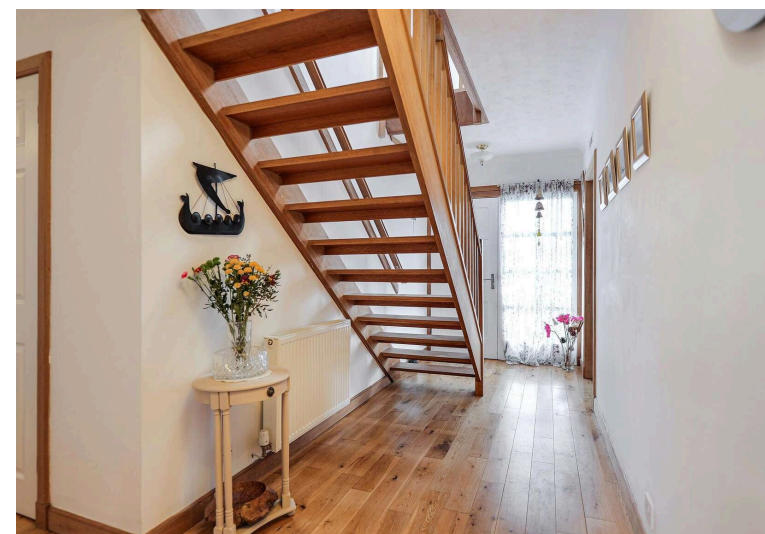
Gas central heating.

## GLAZING

Double glazing.

## EXTRAS

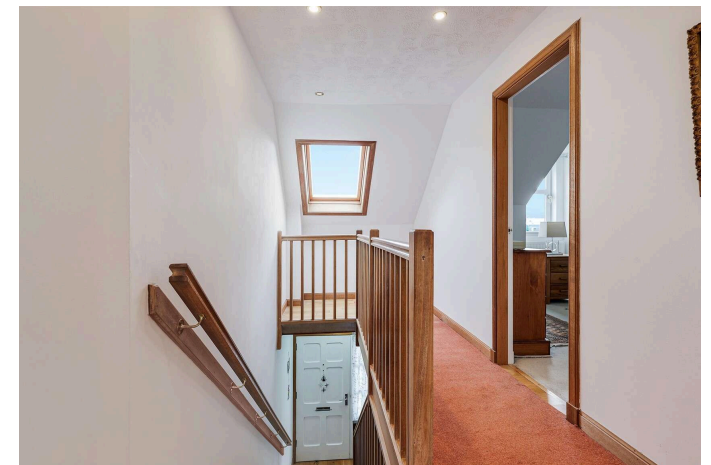
All the fitted carpets and blinds are included in the sale price.





















## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

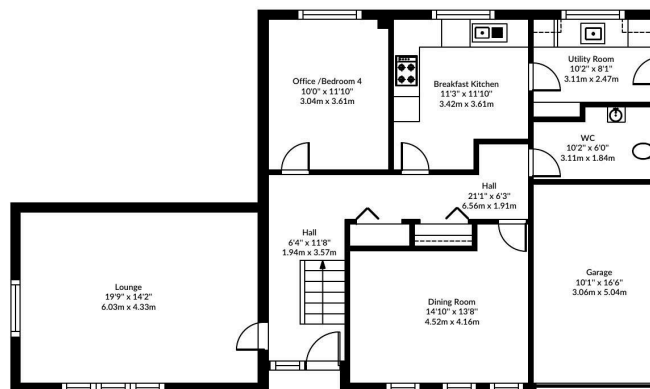
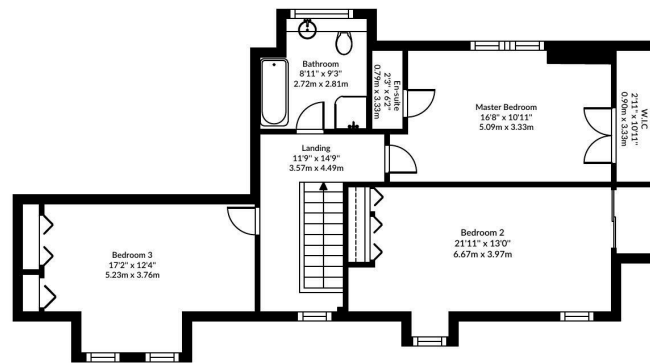
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee  
This plan is for layout guidance only and is not drawn to scale. Where necessary, please check all dimensions and angles before making any decision based upon them. All room dimensions taken through cuboids/rectangles to net surface where possible or to surface indicated by arrow heads. (D 110627)  
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