



13 Townhill Road, Dunfermline, KY12 0QY
Offers Over £105,000



Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- Spacious upper two-bedroom flat with its own private main door and self-contained access
- A perfect first-time home, with communal rear gardens
- Walking distance from Dunfermline's city centre, offering a range of amenities including shops, supermarket, restaurants and bars. Various leisure facilities and Dunfermline's Public Park and Pittencrieff Park within the city
- Fantastic transport links via nearby Dunfermline Train and Bus Stations with further links available at Halbeath and Inverkeithing Park and Ride. M90 motorway circa 2 miles from the property offering links to Edinburgh and the North
- Bright and well-proportioned accommodation throughout, appealing to first-time buyers, downsizers, and buy-to-let investors
- Generous lounge offering ample space for both living and dining furniture
- Fitted kitchen with good storage and practical worktop space
- Two well-sized bedrooms, including a particularly spacious principal bedroom
- Bathroom with three-piece suite
- Shared rear garden area, providing valuable outdoor space





Location

Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste. Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.



Enquiries

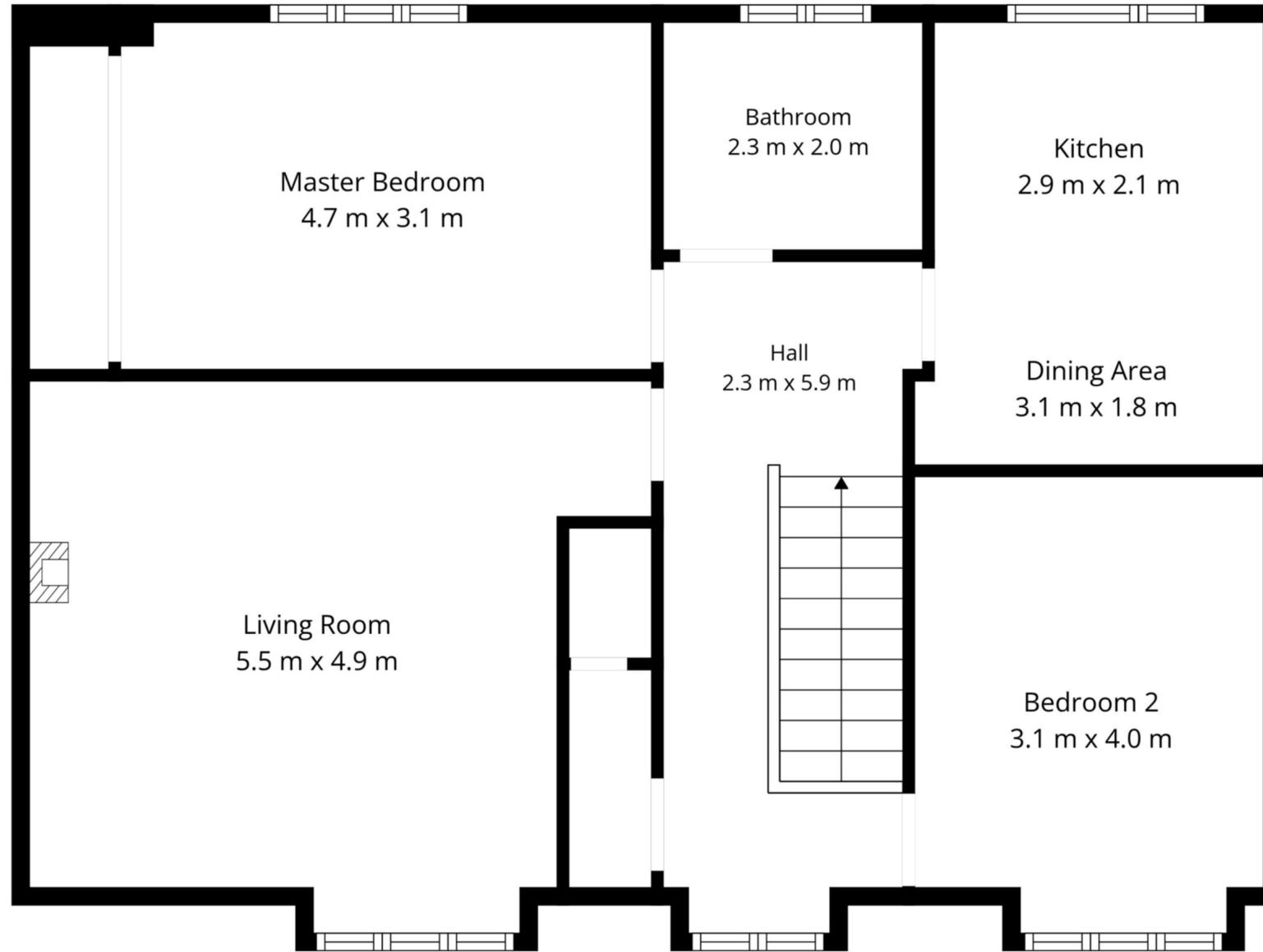
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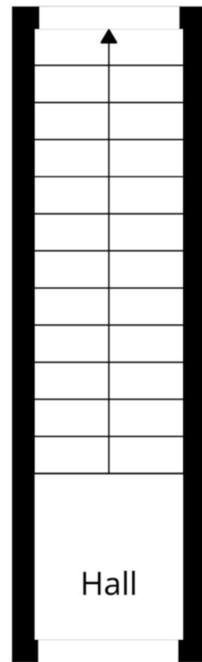
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



1st Floor



Ground Floor



TOTAL: 90 m2
Ground floor: 5 m2, 1st floor: 85 m2
EXCLUDED AREAS: WALLS: 7 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

