



**MONARCH**  
LEGAL

**34 Dundas Street, Townhill,  
Dunfermline KY12 0EJ**



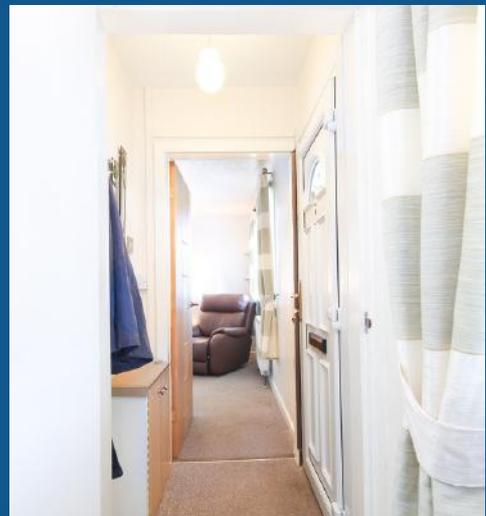
**OFFERS OVER £135,000**



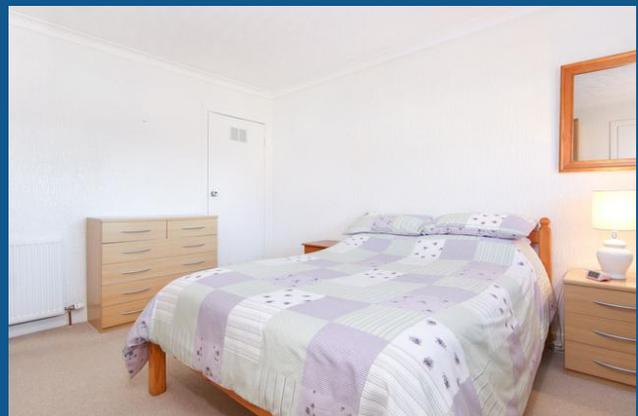
Nestled within the tranquil village of Townhill, this spacious two/three bedroom, end of terrace villa offers an outstanding family home, in a lovely semi-rural setting, on the northern edge of Dunfermline. The property sits on an extensive corner plot with gardens to the front, side and rear which represents tremendous potential for further development. Centrally positioned, the front door leads into a small entrance hall, with the dining room to the left and lounge to the right. Enjoying an outlook over the front garden, the well-proportioned lounge offers scope for various seating arrangements, while the dining room is ideal for family meals or entertaining, with a handy hatch through to the kitchen, however this room could easily be a bedroom, with handy fitted storage. Positioned at the rear of the property, accessed from the lounge, the sunny kitchen boasts extensive storage and worktop space, plus a freestanding cooker, with room for other freestanding appliances. The kitchen further benefits from a large cupboard and a back door to the sunny south-facing garden. A rear hall has stairs leading to the bright first floor landing, which accommodates two delightful double bedrooms, both of which enjoy generous proportions and built-in storage. Completing the accommodation is the bright and airy three-piece shower room, featuring a double glass/chrome enclosure, and vanity unit inset and a WC. Gas central heating and double glazing throughout ensure a warm home all year round. The extensive gardens include a drive for two cars to the rear.



Please Call us on 0131 644 6060



Email us: [info@monarch-legal.co.uk](mailto:info@monarch-legal.co.uk)



Visit Us Online: [www.monarch-legal.co.uk](http://www.monarch-legal.co.uk)



NEARBY TOWN LOCH

## DUNFERMLINE

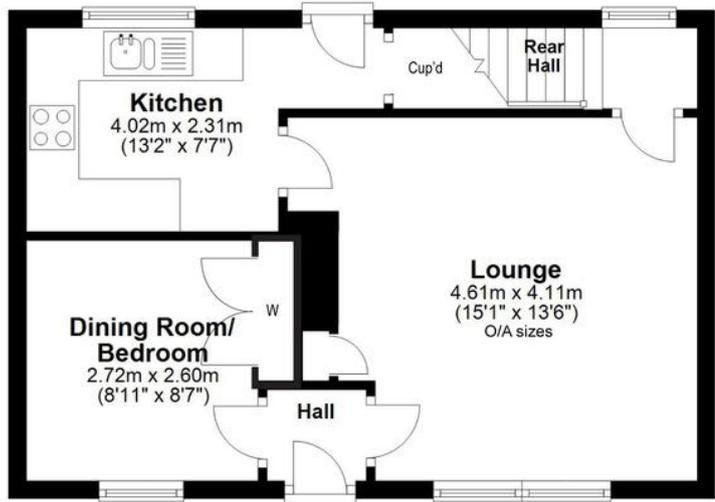
The city of Dunfermline is a former Royal Burgh, famous as the birthplace of Andrew Carnegie and the resting place of Robert the Bruce. Located approximately 16 miles north of Edinburgh, across the Firth of Forth. With excellent rail, bus and motorway access, the town is popular with the commuter, offering direct links to major towns and cities. This modern city offers all the attractions and facilities you would expect, with a wide range of shops, including the Kingsgate Shopping Centre. Located just east of the town is the Fife Leisure Park, home to a ten-screen cinema, restaurants, private health club, bowling and mini golf. The surrounding area offers great leisure opportunities, including a number of outstanding golf courses and easy access to discover the amazing 117-mile Fife Coastal Path. The village of Townhill lies on the northern edge of Dunfermline and sits next to the Town Loch, which is used for water sports and fishing, along with a vast recreational ground and park. Townhill has its own primary school and Queen Margaret hospital is only a 10-minute drive away.

Please Call us on 0131 644 6060



**First Floor**

Approx. 38.7 sq. metres (416.1 sq. feet)



**Ground Floor**

Approx. 38.7 sq. metres (416.1 sq. feet)

Total Area: approx. 77.3 sq.metres (832.2 sq. feet)



**MONARCH**  
LEGAL

9 Alva Street,  
Edinburgh, EH2 4PH

PHONE: 0131 644 6060  
EMAIL: info@monarch-legal.co.uk  
VISIT US ONLINE: www.monarch-legal.co.uk