



# 188

188 Townhill Road  
Dunfermline  
KY12 0DS

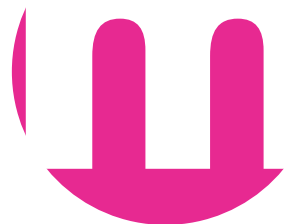
maloco + associates are pleased to present to the market this well presented semi-detached villa situated within a popular residential location close to all local amenities. There is a good size reception hall with ample storage facilities. The lounge is pleasantly located to the front of the property and a door connects to the kitchen to the rear. The kitchen is fully equipped with a full range of floor and wall mounted units with splashback tiling and work surfaces. The oven, hob and extractor hood, washing machine and dishwasher are all to be included within the sale price. There is ample storage within the kitchen itself and a rear vestibule leading to the rear garden.

**FIXED PRICE £110,000**

maloco +  
associates

*a winning team*

solicitors + estate agents





Whilst believed to be correct these particulars are for guidance only and all sizes are approximate. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

**VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?**

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

**GENERAL DESCRIPTION CONTINUED**

Also to the ground floor level there is stylish and modern bathroom comprising of WC, wash hand basin and bath with overhead shower and contemporary tiling. To the upper level there are three good size double bedrooms and a further storage cupboard upon the upper landing. There are generously proportioned garden grounds to front and rear with the rear mainly lawned with a variety of shrubs and borders. The property further benefits from a gas fired central heating system and double glazing and early viewings are recommended.

**LOCATION**

Townhill Road is situated to the north of Dunfermline and is within walking distance to the centre which includes the Kingsgate covered shopping centre, pedestrianised precinct and a wealth of supermarkets and superstores throughout Dunfermline. For the commuter easy access can be gained to the A90/M90 motorway networks travelling north and south of the Forth Road Bridge and there is a good selection of road and rail services throughout Dunfermline.

**TRAVEL DIRECTIONS**

Travelling from Dunfermline town centre proceed from the Sinclair Gardens roundabout in a northerly direction along Townhill Road and continue along where number 188 is indicated by our for sale board.

**ACCOMMODATION**

<b>LOUNGE</b>	13'5" X 12'7"
<b>KITCHEN</b>	11'7" X 9'5"
<b>BATHROOM</b>	5'9" X 6'8"
<b>BEDROOM ONE</b>	14'2" X 9'9"
<b>BEDROOM TWO</b>	10'5" X 9'8"
<b>BEDROOM THREE</b>	12'7" X 9'2"

**EXTRAS TO BE INCLUDED IN THE SALE PRICE**

All carpets, floor covering, light fittings, blinds, oven, hob and extractor hood, washing machine, dish washer and the fireplace is available under separate negotiation. Garden Shed.

**VENDORS**

Mr and Mrs Stirling

**VIEWING**

Strictly by appointment through maloco + associates, Telephone 01383 629720.

**OPENING HOURS**

Monday - Friday 9.00am - 5.00pm  
Saturday 9.30am - 12.30pm

**OFFERS**

Offers should be submitted in writing to:-

**maloco + associates  
Solicitors & Estate Agents**

6/8 Bonnar Street  
DUNFERMLINE  
KY12 7JR

Telephone (01383) 629720  
FAX (01383) 621333  
LP 32, Dunfermline



**solicitors + estate agents**

6/8 Bonnar Street  
Dunfermline KY12 7JR  
T: 01383 629720  
F: 01383 621333, LP.32.  
www.maloco.co.uk