



Morgans

PROPERTY

Flat 3 Craigflower House, Craigflower Court, Torryburn, KY12 8AY

Offers Over £185,000







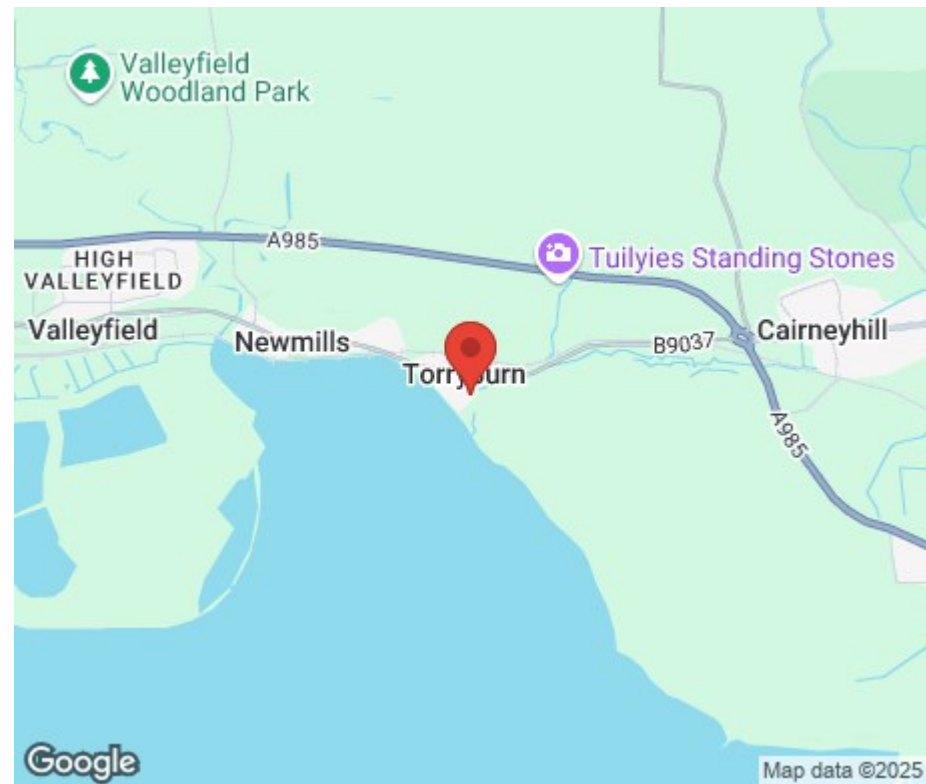




We are delighted to bring to the market the opportunity to acquire this absolutely stunning ground floor apartment situated within the 17th century Old School House which is Grade 2 listed in the popular west Fife coastal village of Torryburn. The setting is truly idyllic with fabulous open views over extensive gardens and wooded countryside. There is private residents parking and ample visitors parking within the estate. The property is offered in move in condition and a credit to the present owner with quality fixtures and fittings throughout. It briefly comprises secure entry system leading into magnificent communal entrance with feature staircase and balustrade. The apartment has a spacious reception hallway with curved walls and open space which has ample room for free standing furniture, ideal as office/study space. It is completely flexible in how one wishes to use this area. A formal lounge, stylish kitchen with appliances, two bedrooms with master en-suite facilities and bathroom completes the accommodation. The property has sash and case windows and gas central heating. Early viewing is highly recommended to appreciate this stylish property within a period building.







## LOCATION

The property is located in the popular coastal village of Torryburn and is within a short walking distance to woodland, footpaths and National Cycle Route 76 alongside the River Forth. The historic village of Culross is only 3 to the west. Local amenities in the adjacent villages of Newmills and Cairneyhill include convenience stores, post office, garden centre and petrol station. There are primary schools locally and high schools in nearby Dunfermline. Quick access to the A985 makes this an ideal commuter location with easy travel to Edinburgh or the north by road or rail and west via the Kincardine Bridge to Stirling or Glasgow.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.

















Total area: approx. 87.3 sq. metres (939.5 sq. feet)



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark

PROTECTED