



Morgans

PROPERTY

11 Craigflower House, Torryburn, KY12 8AY

Offers Over £175,000





Entrance Hallway



Three Bedrooms



Lounge



Bathroom



Kitchen



Garage Communal Gardens



EPC Rating -



Council Tax Band - E



Welcome

This three-bedroom apartment offers exceptionally generous accommodation on a single level, extending to over 1,200 sq ft - a remarkable footprint for a flat and one that provides space and comfort well beyond what the property type might suggest. The accommodation comprises a spacious lounge, a well-sized fitted kitchen, three bedrooms, bathroom and a useful store room. All three bedrooms are comfortably proportioned with the principal bedroom, a generous double, including an en-suite/shower room. The lounge is a particularly welcoming room, offering a relaxed and sociable space for everyday living. The property also benefits from a separate garage, with two additional parking spaces, providing secure parking or additional storage - a practical and valued addition. All floor coverings are Karndean Luxury Vinyl and the flat is fitted with an intruder alarm. Situated within Craigflower House in the picturesque village of Torryburn, KY12 8AY, the property has beautifully maintained communal gardens and enjoys a characterful and tranquil setting on the banks of the Forth, while remaining within easy reach of transport links and the amenities of nearby Dunfermline.





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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Torryburn

The property is located in the popular coastal village of Torryburn and is within a short walking distance to woodland, footpaths, National Cycle Route 76 and the Fife Coastal Path alongside the River Forth. The Ness is a children's play park with picnic tables and benches right along the shore. The historic village of Culross is only 3 miles to the west. Local amenities in the neighbouring villages of Newmills, Valleyfield and Cairneyhill include convenience stores, post office, medical centre, pharmacy, garden centre, restaurants and petrol station. There is a primary school in the village 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.

Morgans Property Package

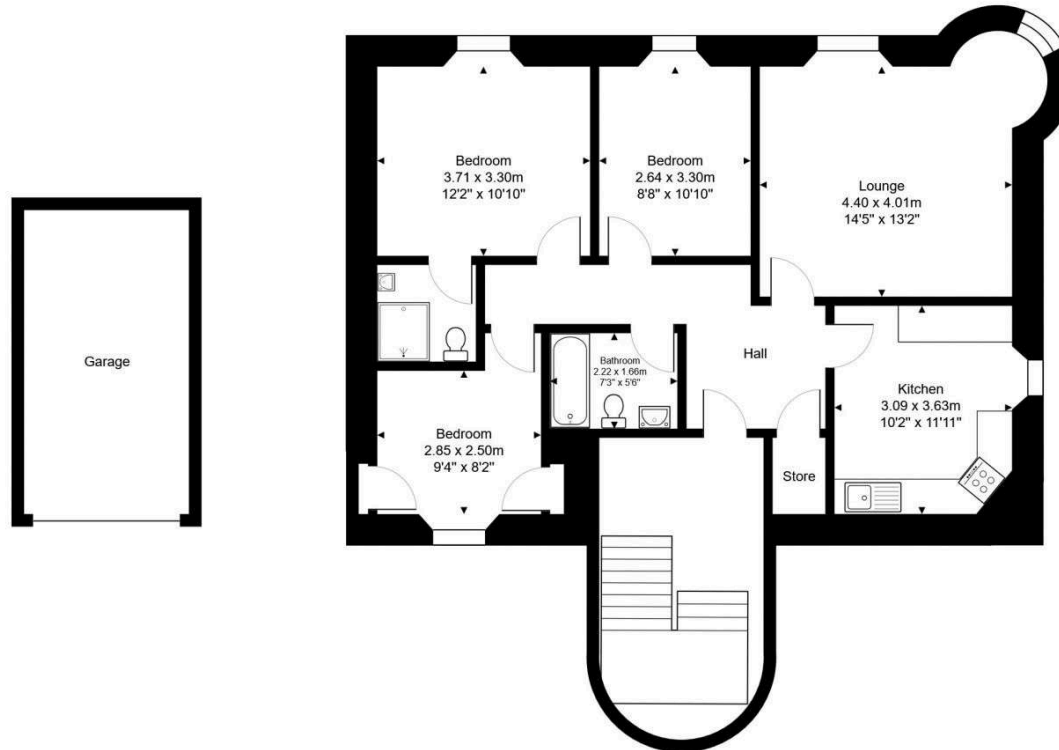
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Flat 11 Craigflower House, Craigflower Court, Torryburn, KY12 8AY

Total Area: 112.3 m² ... 1209 ft²

All measurements are approximate and for display purposes only



2nd Floor



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.