



Morgans

PROPERTY

33 Main Street, Torryburn, KY12 8LT

Offers Over £150,000



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Welcome

DESCRIPTION

Early entry available. Well appointed within the village and a few minutes walk to the Torry Bay Nature Reserve shoreline is this generous three bedroom mid terraced villa. An excellent family home offered in nice condition with easy to maintain gardens providing a child and pet safe environment. The subjects are well presented with good storage throughout and attic space.

This home comprises of an entrance hall, storage, lounge/diner and breakfasting kitchen with access to the garden. On the upper level there are three double bedrooms and shower room. There is parking to the front and rear of the property and ample visitors parking. The property is double glazed with gas central heating throughout.





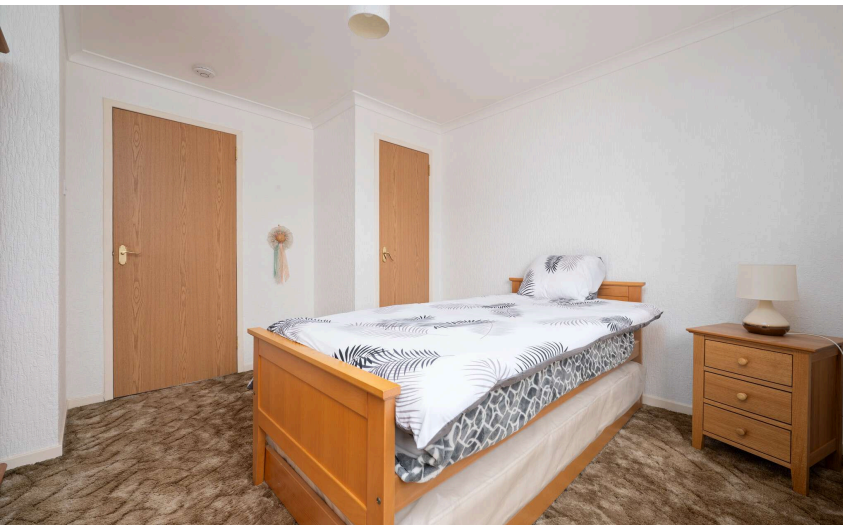
Torryburn

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.









EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed. Other items by negotiation if desired.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

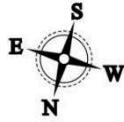
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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.



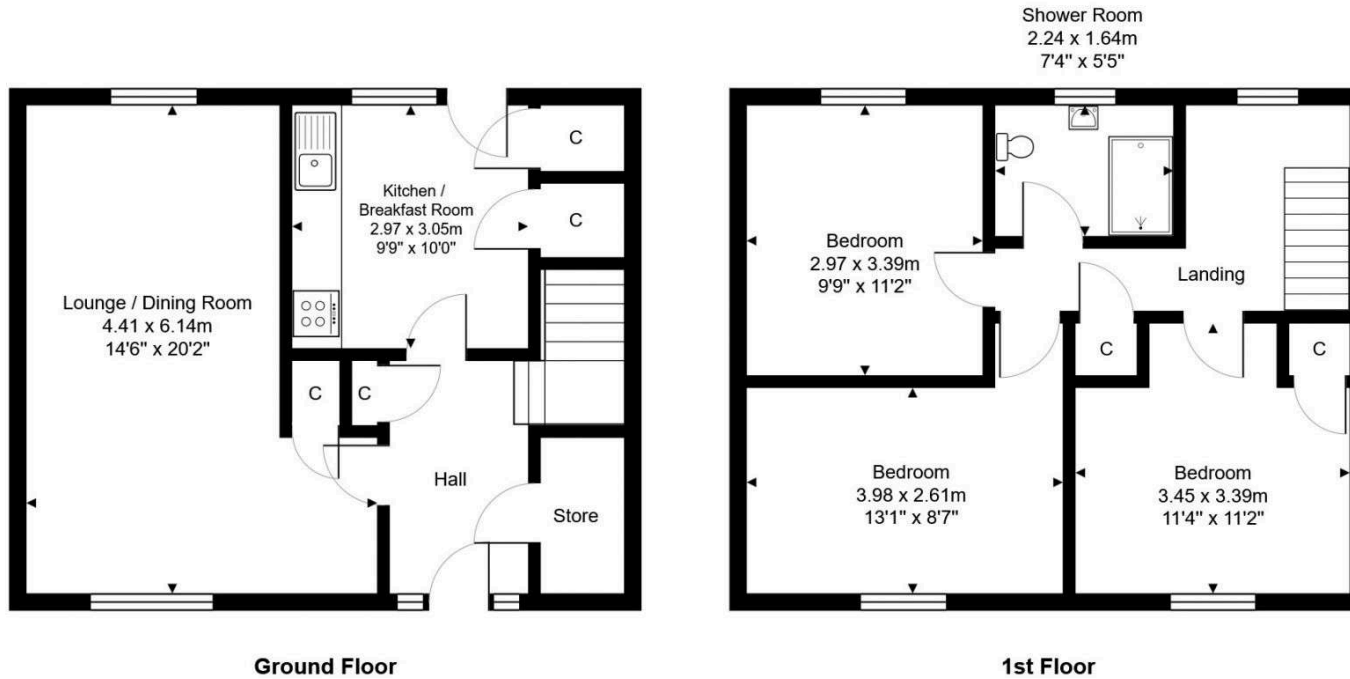
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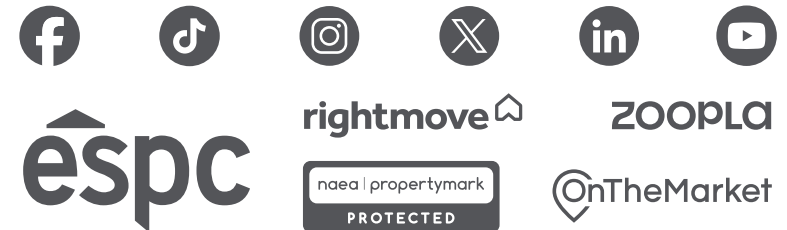
Total Area: 92.7 m² ... 998 ft²



All measurements are approximate and for display purposes only



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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.