



Morgans

PROPERTY

1 Craigmore Gardens, Torryburn, KY12 8LU

Offers Over £155,000

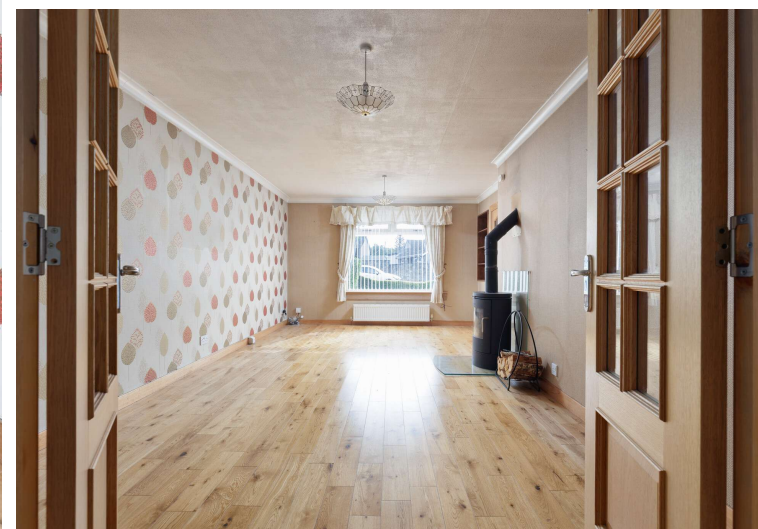


2



1





Well-proportioned end terraced home



Fitted kitchen



20ft lounge



Two generous bedrooms upstairs



Impressive 15ft dining room



Modern shower room



EPC Rating -



Council Tax Band -



Welcome

This well-proportioned extended end terraced home offers 899 square feet of accommodation across two floors in the coastal village of Torryburn. The lounge is a real highlight, stretching to over 20 feet in length and offering excellent flexibility for both relaxing and entertaining. A separate dining room extends to over 15 feet, ideal for family meals or formal occasions, with the fitted kitchen sitting just off the hallway. Upstairs, two generously sized bedrooms are served by a modern shower room, with a private balcony offering a lovely spot to enjoy the outlook. Located in Torryburn, the property enjoys a peaceful coastal setting while remaining within easy reach of Dunfermline, making it an excellent choice for those seeking space and a quieter lifestyle. There are well maintained gardens to the front and rear providing an idyllic haven.





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.

AGENTS NOTE

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.







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

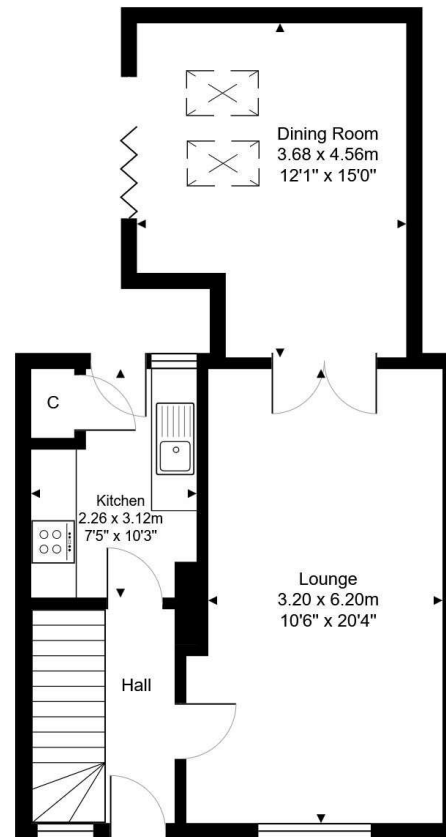
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



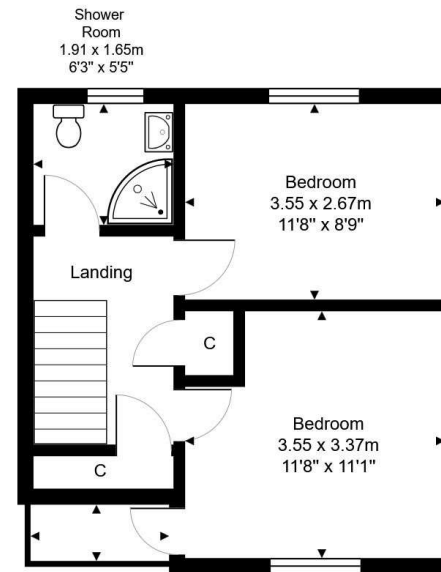
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Total Area: 83.5 m² ... 899 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

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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.