



AMAZINGRESULTS
FOR SALE

THE NESS TORRYBURN | OFFERS OVER £175,000

0800 999 1565

www.AMAZINGRESULTS.com

ARTM
AMAZINGRESULTS!
THE PROFESSIONAL ESTATE AGENTS



THE NESS

TORRYBURN

£175,000

AMAZING RESULTS! Estate Agents are delighted to offer to the market an excellent opportunity to renovate a delightful 3 bedroom Cottage in the popular coastal village of Torryburn on The Firth of Forth.

The real gem of this cottage is its stunning views over the River Forth, offering a picturesque backdrop that can be enjoyed from the comfort of your own home and the delightful mature private garden is a rare find providing a peaceful sanctuary to relax and unwind.

Don't miss out on this rare opportunity to create your dream coastal retreat in the highly sought-after village of Torryburn. With its prime location and endless potential, this cottage is just waiting for someone to bring out its full charm and character.

DESCRIPTION

Nestled in the charming coastal village of Torryburn, this delightful 3-bedroom End-Terraced Cottage presents an excellent opportunity for those seeking a renovation project. The property boasts a spacious living space that comprises lounge, fitted kitchen, 3 excellent double bedrooms and a large bathroom, ideal for a small family, couple or those looking for a peaceful retreat by the sea. The property has gas heating and double glazing.

Although the property requires upgrading, this is reflected in the very attractive asking price of only offers over £175,000. With its exceptional location in the heart of the village, stunning views and spacious accommodation, this property is a rare find that promises a lifestyle of comfort and elegance and is sure to impress even the most discerning buyer.

Book a viewing today and unlock the potential of this attractive 3 bedroom Cottage. Call your local Professional Estate Agent Colin Jenkins today to arrange your appointment and start envisioning your future in this traditional home in the popular village of Torryburn. 01383 699 000 | 07977 170505.

LOCATION

Number 2 The Ness boasts an enviable location in the heart of the popular coastal village of Torryburn on the north banks of the River Forth with easy access to the Fife countryside and swift access to Edinburgh, throughout Fife and East Central Scotland including to the A985 taking you towards the Kincardine Bridge and the West of Scotland.

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, Scotland's historic capital, a bustling city that has a broad range of amenities including professional services, a good retail offering and leisure facilities. There are beautiful walks from the Cottage including the Fife Coastal Cycle Path which is on your doorstep.

KEY FEATURES

- Cottage With Excellent Potential
- Superb Views Over The River Forth
- Highly Sought-After Village Location
- * Spacious Lounge With Fireplace
- * Fitted Kitchen
- 3 Double Bedrooms
- Large Traditional Style Bathroom
- Gas Heating & Double Glazing
- * Attractive Enclosed Garden With Patio Areas

GARDENS

To the rear of the Cottage is a delightful secluded part-walled cottage garden. As you enter the garden from the side of the property there are numerous seating areas and areas of laid-to lawn. There is also a storage area for bins and the neighbouring property has a service access for their bins. A lovely private sunny garden that cannot fail to impress!

EXTRAS

All fitted floor coverings are included in the purchase price.

INTERESTED IN VIEWING THIS HOME?

Don't miss the opportunity to make this house your home. Please call your local Estate Agent, Colin Jenkins to see this property today. Viewing by appointment. 01383 699 000 | 07977 170505.

SEARCH 1,000'S OF MORTGAGES

Want to make sure you're getting the best mortgage rate? Call our expert advisers now for fee-free mortgage advice and compare 1000's of great mortgage deals! 0800 999 1565.

WHAT'S YOUR PROPERTY WORTH?

Find out today with a free market appraisal and professional valuation from your local Estate Agent, Colin Jenkins. We provide the complete buying & selling package including comprehensive Estate Agency service and full Solicitor/Conveyancing service. Open until 8pm, 7 days a week. Call now or visit AMAZINGRESULTS.com to book a valuation online.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	Scotland

To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins
Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



rightmove Zoopla

s1homes.com PrimeLocation.com

www.AMAZINGRESULTS.com

Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.