

24 LOGAN ROAD, TORRYBURN KY12 8SN

HARPER & STONE
ESTATE & LETTING AGENTS





24 LOGAN ROAD

TORRYBURN, KY12 8SN

PROPERTY FEATURES

- Immaculately presented throughout in walk-in condition
- Stunning garden grounds with views across the Forth
- Adjacent to woodland leading to Fife Coastal Path
- 4 bedroom detached family home
- Approximately 182 square meters of flexible living
- Bright lounge with wood burning stove
- South-west facing sitting room with French doors out to the patio
- Newly fitted kitchen and utility room
- Double garage
- Early viewing strongly advised

Harper & Stone are delighted to bring to the open market 24 Logan Road. A stunning executive detached villa situated in the sought-after coastal village of Torryburn, Fife, within an exclusive development of prestigious properties built by Muir Homes. This splendid, detached house offers a perfect blend of modern living and picturesque surroundings. Spanning an impressive 182 square meters, this property boasts three spacious reception rooms, providing ample space for all the family. The current owners have modernized and decorated throughout, including installing a brand-new fitted kitchen and adding LVT flooring throughout the ground floor accommodation. They have also installed extra loft insulation and carried out extensive garden work and maintenance, making this property ideal for those looking to walk right in.

Entry to the property is to an entrance vestibule which includes a large built-in cupboard, continuing to the hallway featuring downstairs WC and further storage under the stairs.

The spacious, bright lounge features a large bay window and wood burning stove as a focal point. The new dining kitchen features ample upper and lower cabinets in a shaker style with oak effect worktops and a 7 ring, double oven, range cooker. The kitchen also benefits from French Doors leading to the garden. The utility room includes another sink, two appliance spaces and further upper and lower cabinets. There are two further reception rooms downstairs; a dining room which could also be utilized as a home office or playroom and a sitting room with French doors opening to the patio. A lovely space for entertaining and enjoying the stunning views across the Forth Estuary.

Upstairs, the property features 4 double bedrooms, all featuring built-in wardrobes, with the Principal suite also including an en-suite shower room. Completing the upstairs accommodation is the family bathroom with WC, bath, separate shower cubicle and sink with vanity.

One of the standout features of this property is its lovely south-west facing garden, perfect for enjoying the sun and the stunning views across the Forth. The outdoor space is ideal for family gatherings, gardening, or simply unwinding after a long day. The driveway features parking for two cars and the double garage can be accessed via two up and over doors at the front, plus internally via the utility room.

In summary, this delightful property on Logan Road is a rare find, offering a generous living space, modern amenities and breathtaking views, all within a welcoming community. It is an ideal opportunity for anyone looking to settle in a beautiful part of Fife.



24 LOGAN ROAD

The sale will include all fitted floor coverings, light fittings, window coverings and integrated appliances.

Viewings are strictly by appointment only via Harper & Stone.

<https://w3w.co/shredding.chairing.cared>

Council Tax Band G

EER Band C

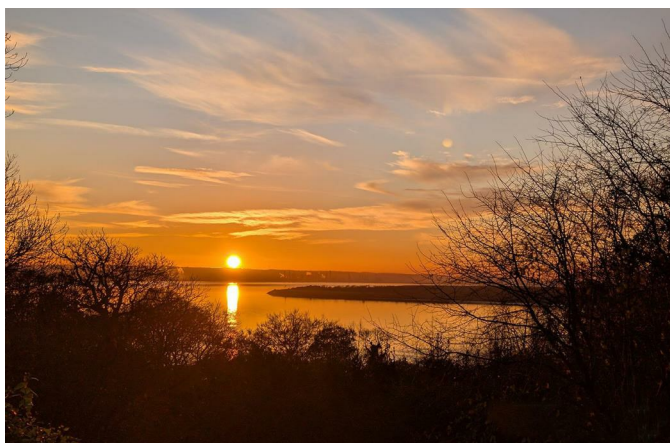
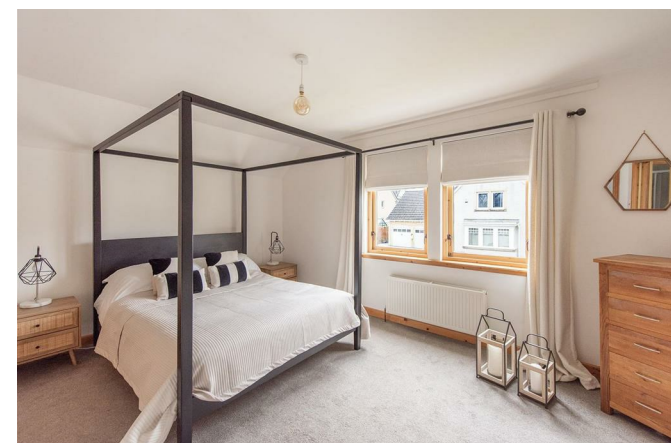
Water: Mains

Sewage: Mains

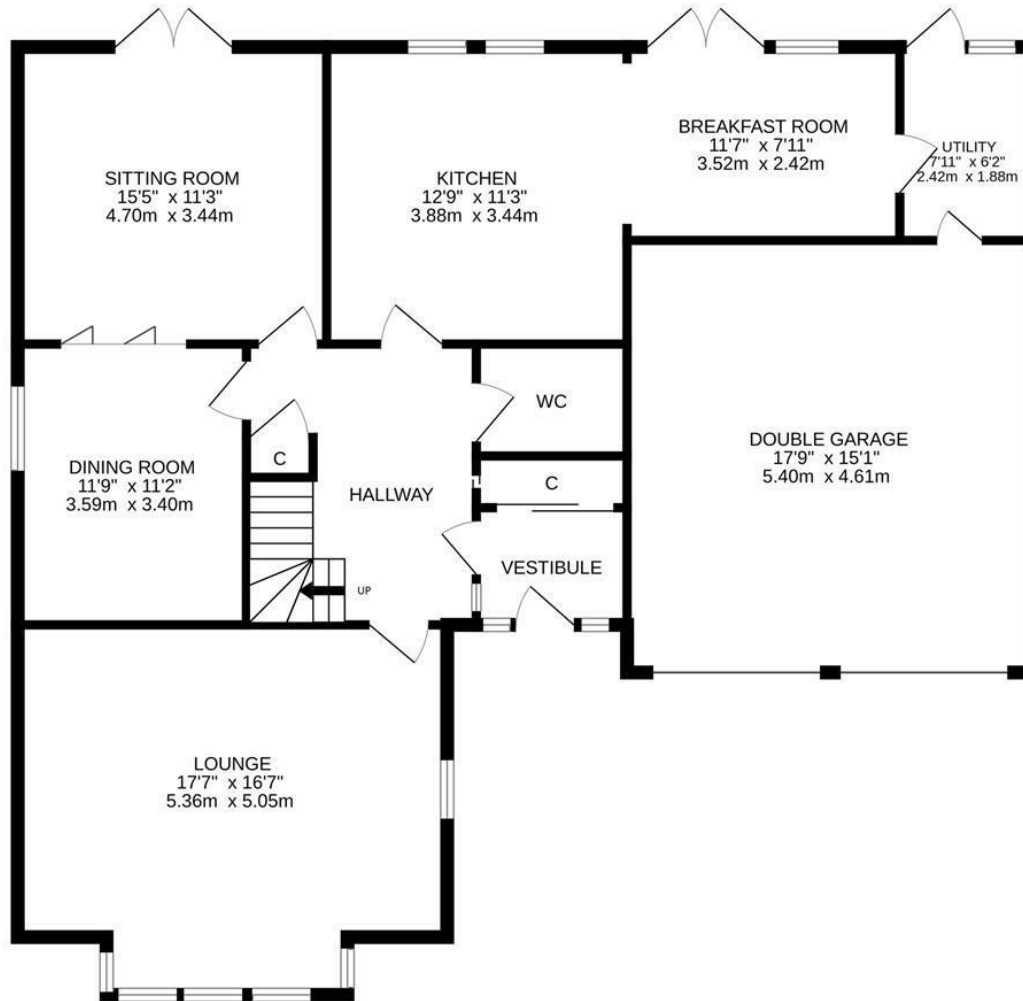
Heating: Gas Mains

Lying on the North Coast of the Firth of Forth, the village of Torryburn offers delightful coastal walks and a quiet residential setting with an abundance of open countryside. The historic village of Culross is only 3 miles west along the National Cycle Route 76. The City of Dunfermline is situated less than 5 miles from Torryburn. There is primary schooling available within the village as well as neighbouring villages of Culross, Cairneyhill and Crossford. Secondary catchment school is Queen Anne High School within Dunfermline with additional schools also available. Private education can be found in the village of Dollar at the prestigious Dollar Academy for which a private bus service is available with pick-up outside Torryburn church. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

