



17 Adia Road, Torryburn, KY12 8LB
Offers Over £390,000

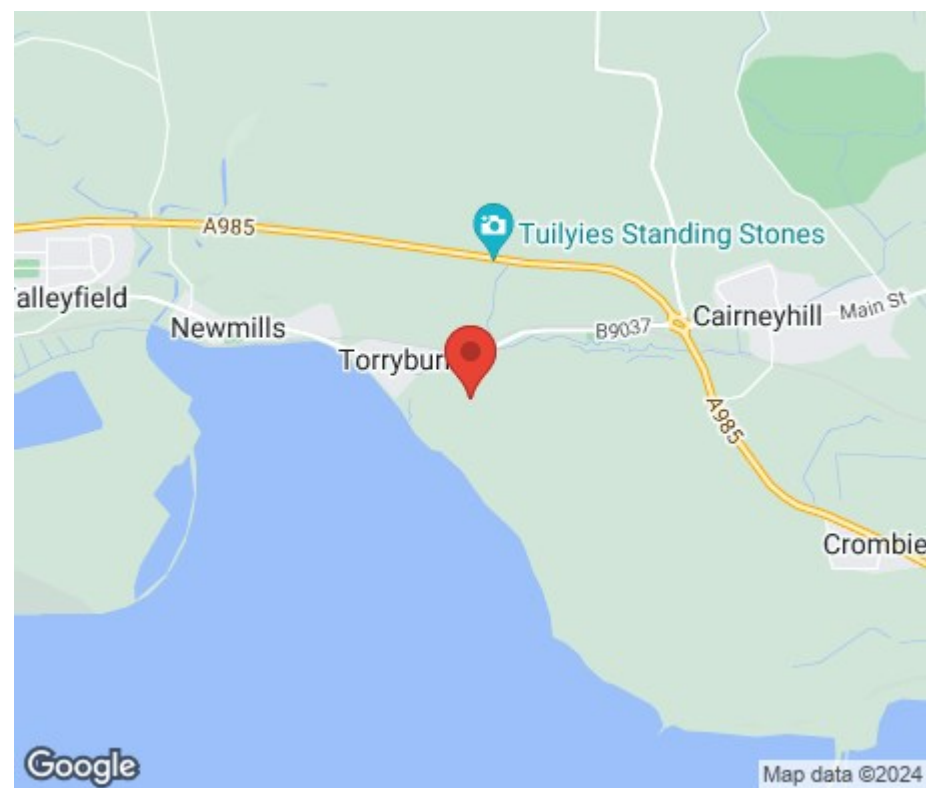






Stunning executive detached villa situated in charming coastal village within exclusive development of prestige properties built by Muir Homes. This particular property is situated on an enviable plot within quiet position and built to their high standard of specification with quality fixtures and fittings and an interlinked smoke & heat alarm system. The subjects comprise entrance vestibule, reception hall, downstairs w.c, living room, dining room/office and family room. Breakfasting kitchen and dining area leading to utility room and integral double garage. On the upper level there are four double bedrooms with master en-suite, all with fitted wardrobes, and family bathroom. Access to attic. There are attractive easy to maintain gardens which are fully enclosed providing a child and pet safe environment. There are several seating areas and raised decking, an ideal entertaining space. Driveway for several vehicles leads to double garage. Essential Viewing.





LOCATION

The property is located in the popular coastal village of Torryburn and is within a short walking distance to woodland, footpaths and National Cycle Route 76 alongside the River Forth. The historic village of Culross is only 3 to the west. 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. 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

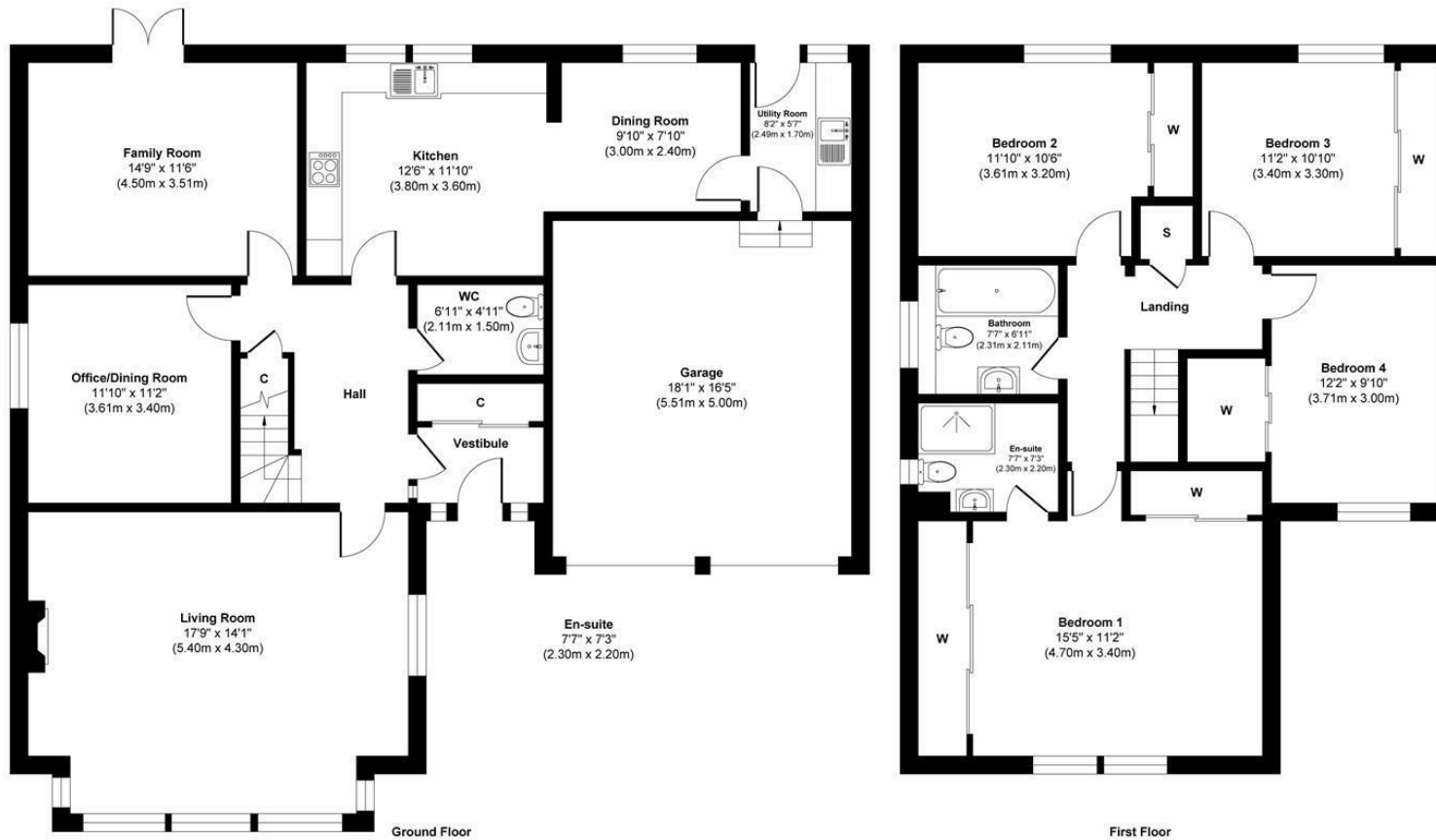
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

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.