



Morgans
PROPERTY

3 Orchard Terrace, Torryburn, KY12 8LZ
Offers Over £150,000

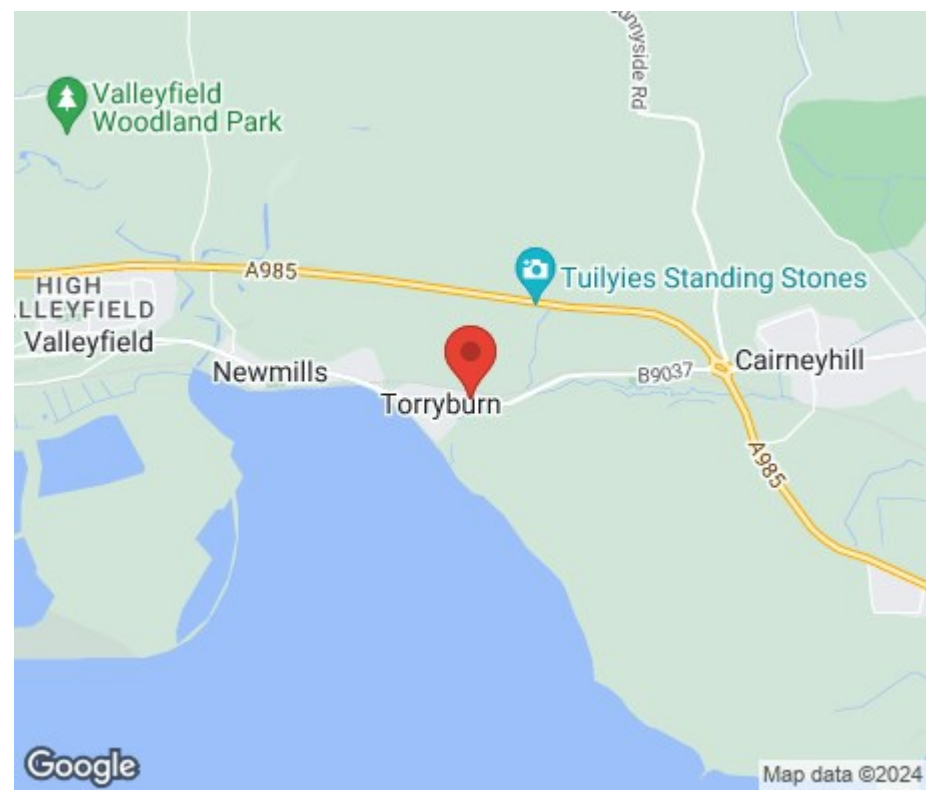






Charming semi detached cottage situated in the quiet village of Torryburn nicely positioned with open outlook and woodland backdrop. The property is deceptively spacious and briefly comprises entrance hallway with storage, lounge, kitchen, two double bedrooms and bathroom with fitted shower. Ample storage and access to attic. There are well maintained gardens to the front and rear with patio and shed. The property is double glazed with gas central heating. New combi gas Boiler. Property has been fully Re-Plumbed. Early entry available.





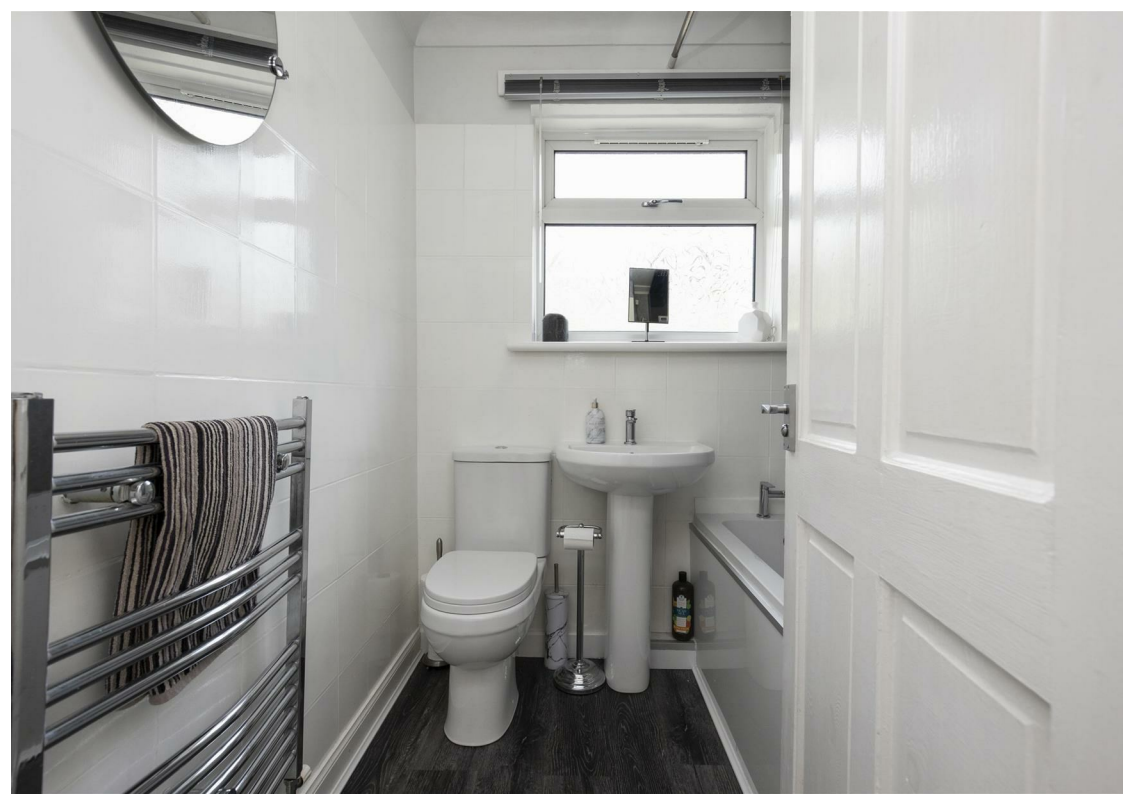
LOCATION

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

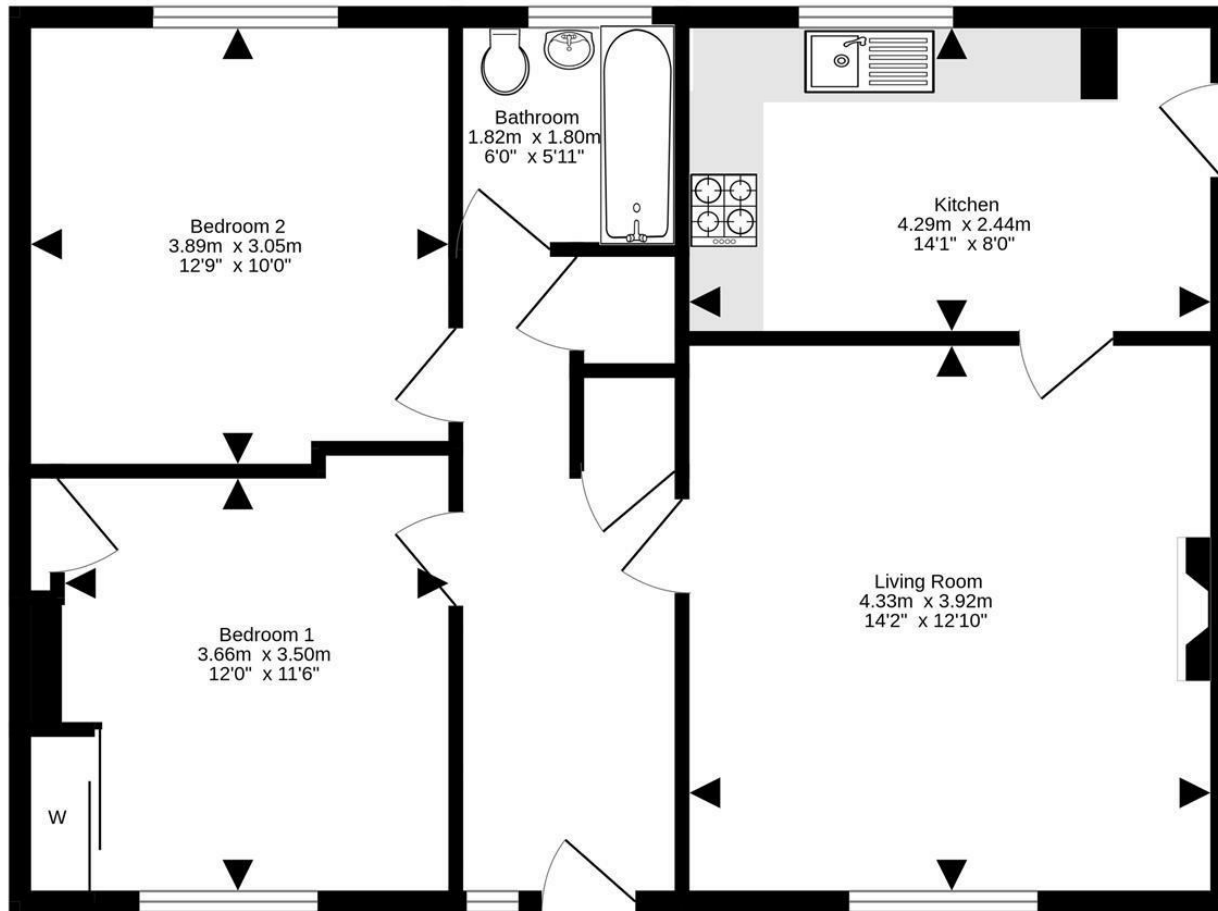
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.