



**Morgans**

PROPERTY

19 Craigflower Court, Dunfermline, KY12 8LJ

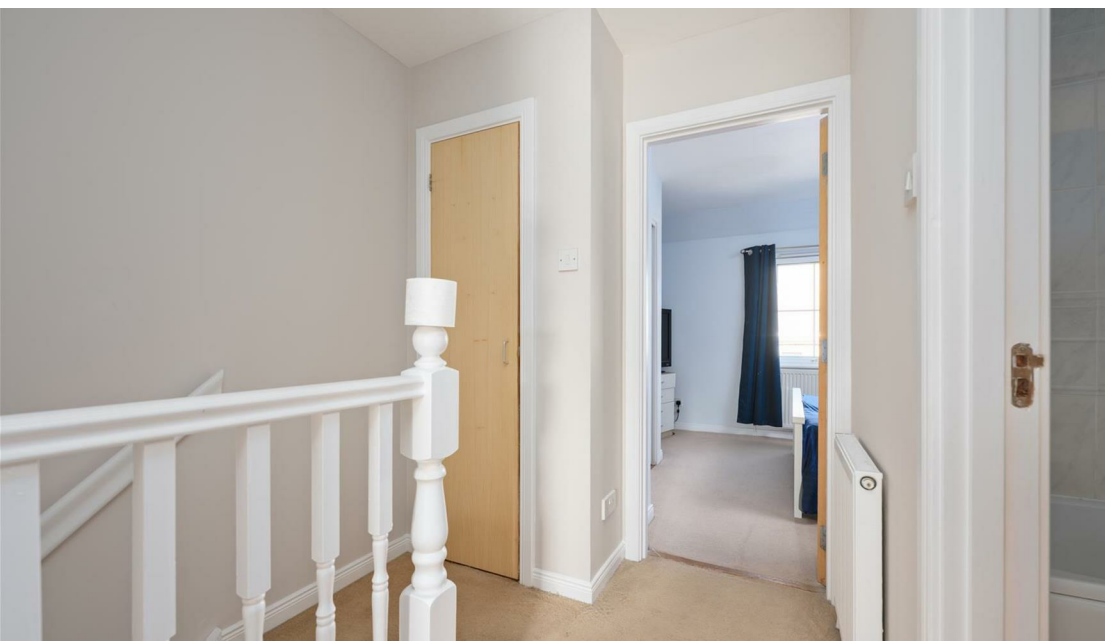
Fixed Price £160,000







£5,000 UNDER HOME REPORT VALUE. Mid terraced villa situated within an attractive courtyard setting located within the coastal village of Torryburn with local amenities and schooling close by. The property has a pleasant outlook towards Craigflower House a former baronial mansion surrounded by well maintained garden grounds. The accommodation comprises of; entrance vestibule hallway, lounge, dining kitchen and storage on the ground floor. On the upper level there are two bedrooms and bathroom. The property is double glazed with gas central heating. Externally there is a garden area to the rear and residents parking. Early viewing highly recommended.





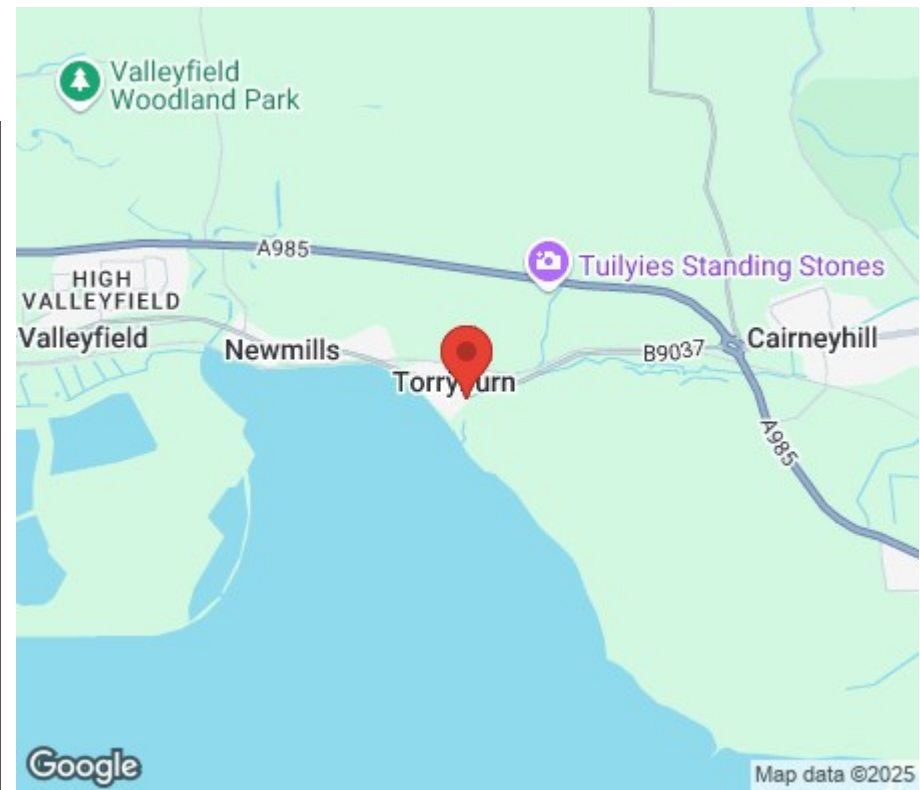
### LOCATION

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. All other furniture and appliances are available by separate negotiation.

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.





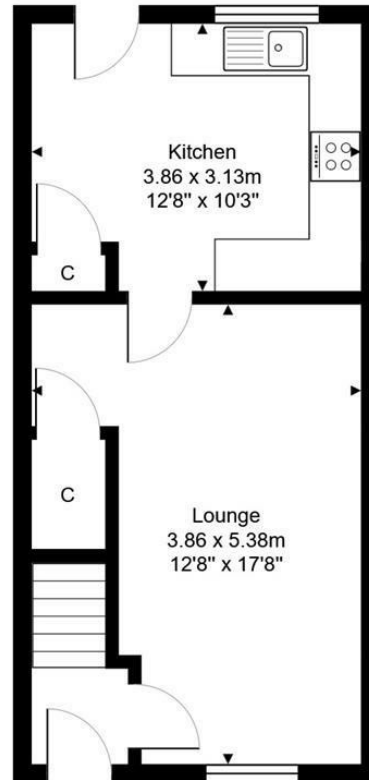
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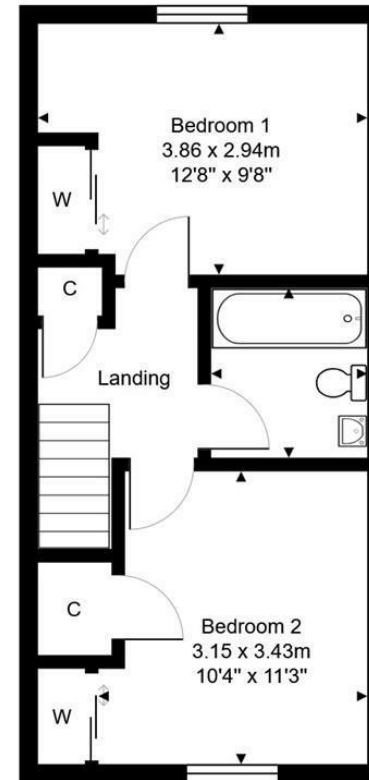
Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor



1st Floor

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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.