



Morgans

PROPERTY

2 Craigflower View, Torryburn, KY12 8HG

Offers Over £225,000



3

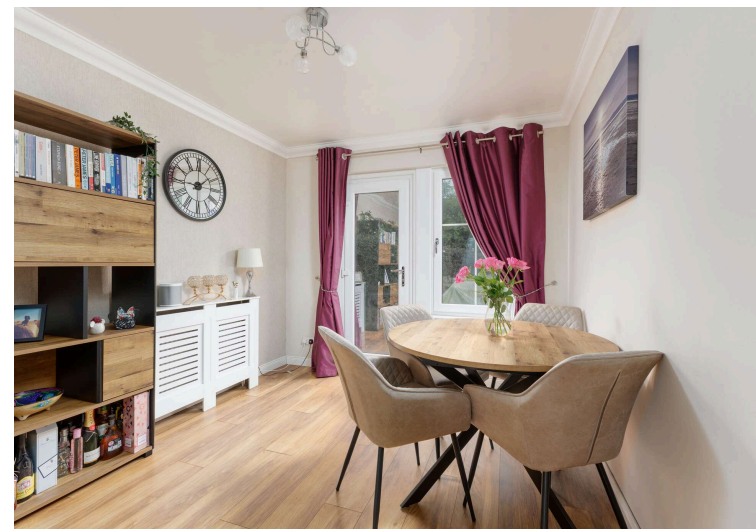


2



1





Three-bedroom semi-detached home



Impressive 22ft open-plan lounge and dining room



Fitted kitchen with downstairs WC



EPC Rating -



Principal bedroom with private en suite



Two further well-proportioned bedrooms



Family bathroom



Council Tax Band -



Welcome

A well-proportioned three-bedroom end terraced home offering comfortable and practical accommodation across two floors, set in the charming village of Torryburn. The property has fantastic views over the Forth and internally there is a generous open-plan lounge and dining room extending to an excellent 22'6" - a bright and versatile everyday living and entertaining space. The fitted kitchen has just been installed and provides ample worktop and storage space for day-to-day use, whilst a convenient downstairs WC and useful hall cupboard complete the ground floor accommodation. Upstairs, three well-proportioned bedrooms are served by a family bathroom. The principal bedroom has a private ensuite as well as a fitted wardrobe. The spare bedroom also has a fitted wardrobe, ensuring excellent storage throughout the upper floor, with a further cupboard on the landing adding to the practical appeal of the property. A well-balanced and versatile home ideally placed within easy reach of local amenities and transport links to Dunfermline and the wider Central Belt. There is a private garden to the rear and residents parking.



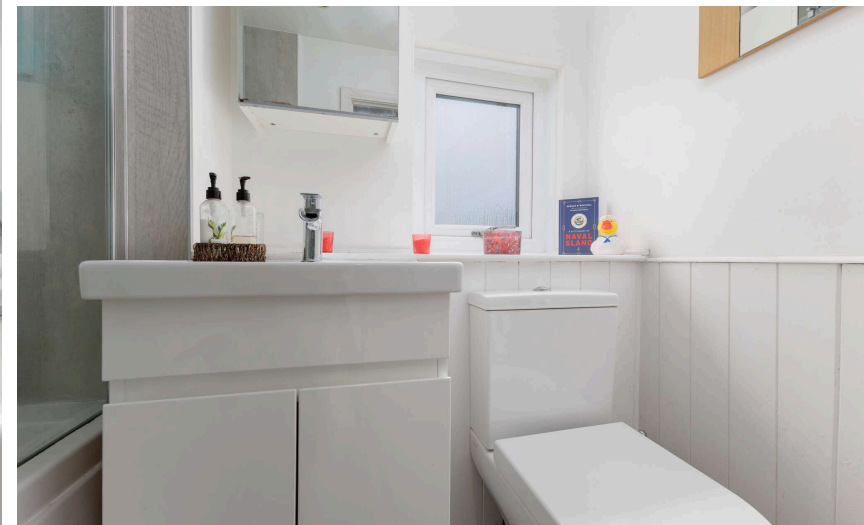


EXTRAS INC. IN SALE/AGENTS NOTE

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.









Map Image - page 7

Torryburn

The property is located in the popular coastal village of Torryburn and is within a short walking distance to woodland, footpaths, National Cycle Route 76 and the Fife Coastal Path alongside the River Forth. The Ness is a children's play park with picnic tables and benches right along the shore. The historic village of Culross is only 3 miles to the west. Local amenities in the neighbouring villages of Newmills, Valleyfield and Cairneyhill include convenience stores, post office, medical centre, pharmacy, garden centre, restaurants and petrol station. There is a primary school in the village 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.

Morgans Property Package

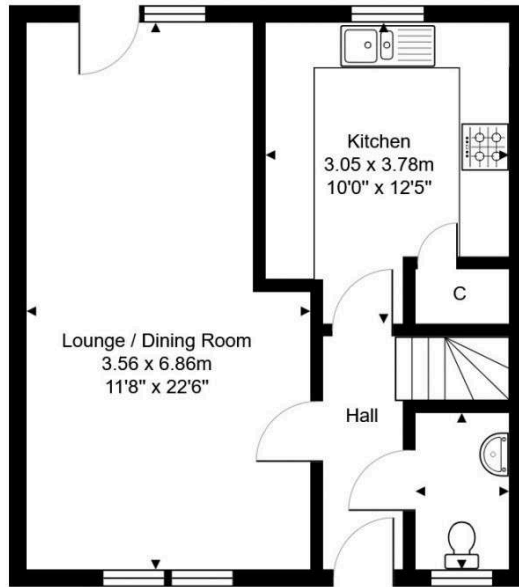
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



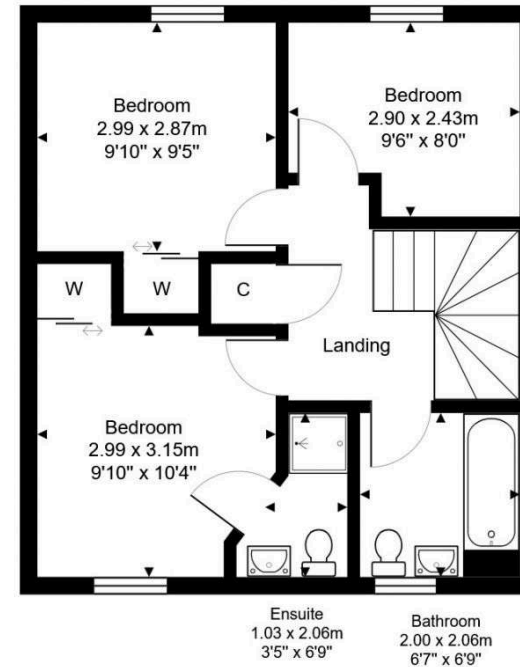
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Total Area: 83.6 m² ... 900 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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