



Morgans

PROPERTY

14 Logan Road, Torryburn, KY12 8SN

Offers Over £450,000





Spacious four/five-bedroom detached villa



Multiple reception areas including living room and dining rooms



Conservatory providing additional living space



EPC Rating -



Well-appointed kitchen with utility room



Family bathroom and ground floor W.C.



Converted garage



Council Tax Band -



Welcome

This executive detached home situated in charming coastal village within exclusive mature development of prestige properties built by Muir Homes. This particular property enjoys an enviable location with woodland backdrop and partial sea view. This superb family home is generous throughout and the outdoor garden space is one of the largest on the estate with terraced patio area and detached summerhouse which is equipped with power and light and fold down bed. Ideal for guests or as a games room. The subjects comprise entrance vestibule, reception hall, cloakroom, formal lounge, bedroom 5 /study, family room, feature conservatory and dining kitchen with utility room. Access to double garage which has been sectioned off for storage and staircase fitted providing an upper level area, ideal as a workshop or office space. On the first floor there are four double bedrooms with master en-suite and four piece bathroom. Bedroom four has a fixed staircase in the wardrobe that leads up to a floored attic, great storage space. Triple monobloc driveway for several vehicles. The property is double glazed with gas central heating.





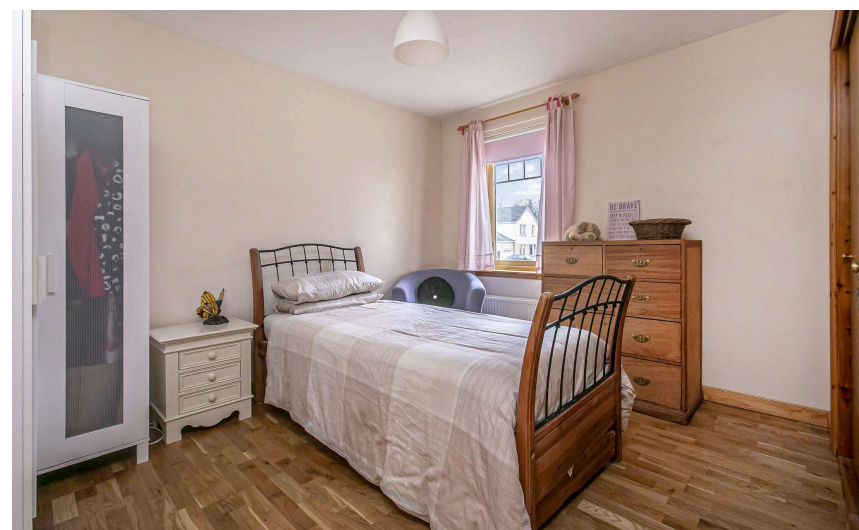
EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen in its present condition. Any intending purchaser will require to accept the position as it exists. No warranties are available for historical alteration work.

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.









Torryburn

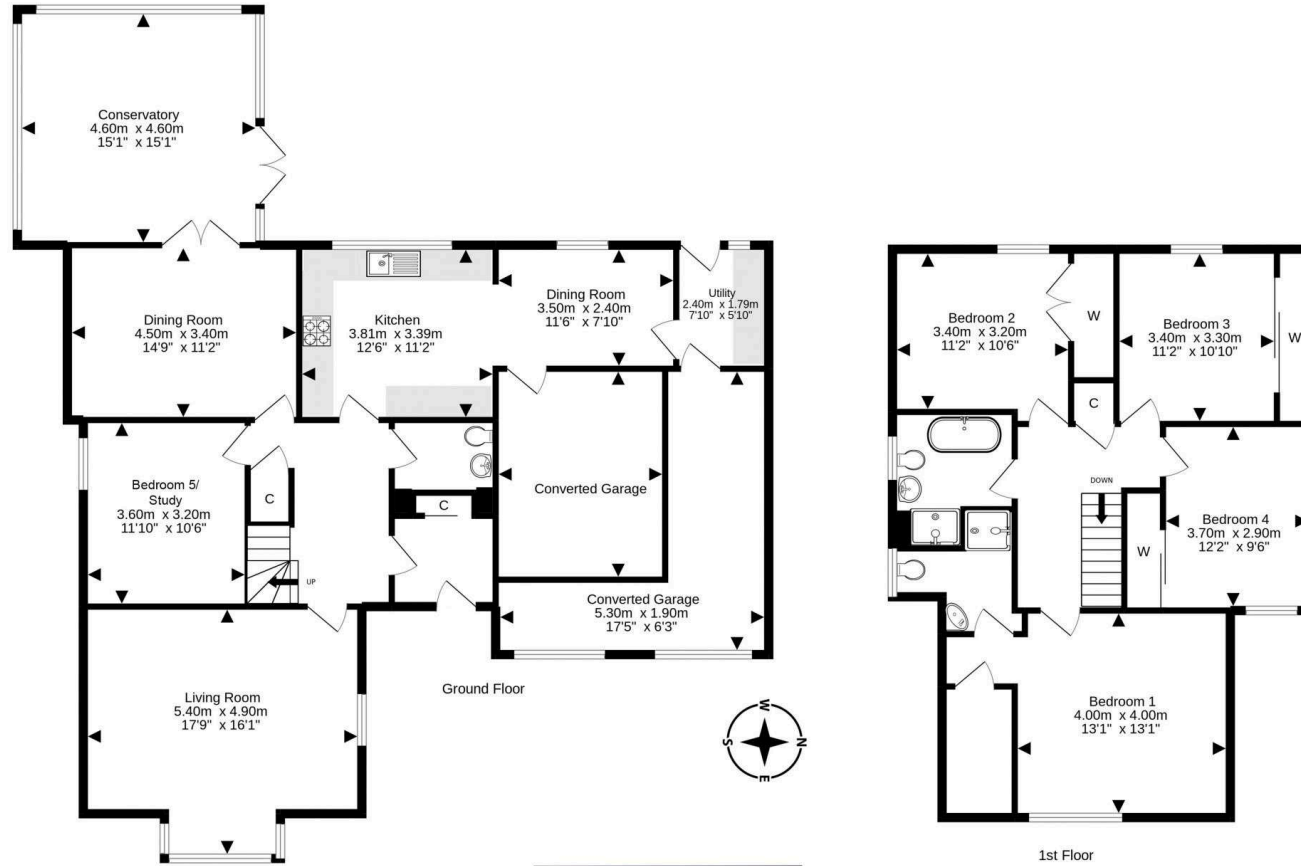
The property is located in the popular coastal village of Torryburn and is within a short walking distance to woodland, footpaths, National Cycle Route 76 and the Fife Coastal Path alongside the River Forth. The Ness is a children's play park with picnic tables and benches right along the shore. The 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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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. Made with Metropix ©2022



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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.