



Morgans

PROPERTY

10 Logan Road, Torryburn, KY12 8SN

Offers Over £369,950



4



2



1





Spacious four-bedroom detached villa



Utility room and ground floor W.C.



Large kitchen/dining room ideal for family living



Principal bedroom with en suite



Bright and comfortable lounge



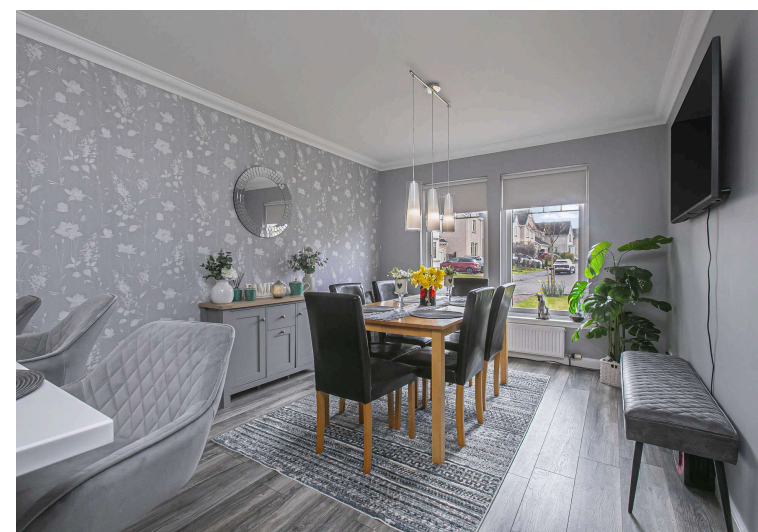
Well-proportioned additional bedrooms



EPC Rating -



Council Tax Band -





Welcome

Built by Muir Homes, this impressive four-bedroom detached villa offers spacious and versatile accommodation over two levels, making it an ideal family home in a desirable village setting with the Fife Coastal path at your doorstep. This home is offered in move in condition with the ground floor is centred around a fabulous kitchen/dining room, providing an excellent space for modern family living and entertaining, with direct access to a separate utility room for added convenience. A bright and spacious lounge offers a comfortable setting for relaxation, while a handy W.C. completes the ground floor accommodation. Upstairs, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with en suite facilities. The remaining bedrooms offer flexibility for family living, guest accommodation, or home working. A family bathroom serves the additional bedrooms. Externally, the property benefits from a double integral garage and driveway providing secure parking or additional storage, along with fully enclosed garden grounds which are well maintained and offer privacy with the woodland as a backdrop. Any idyllic haven and a child and pet save environment. Situated in the popular village of Torryburn, the property enjoys a peaceful setting while remaining within easy reach of local amenities, schooling, and transport links to Dunfermline and beyond.





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.









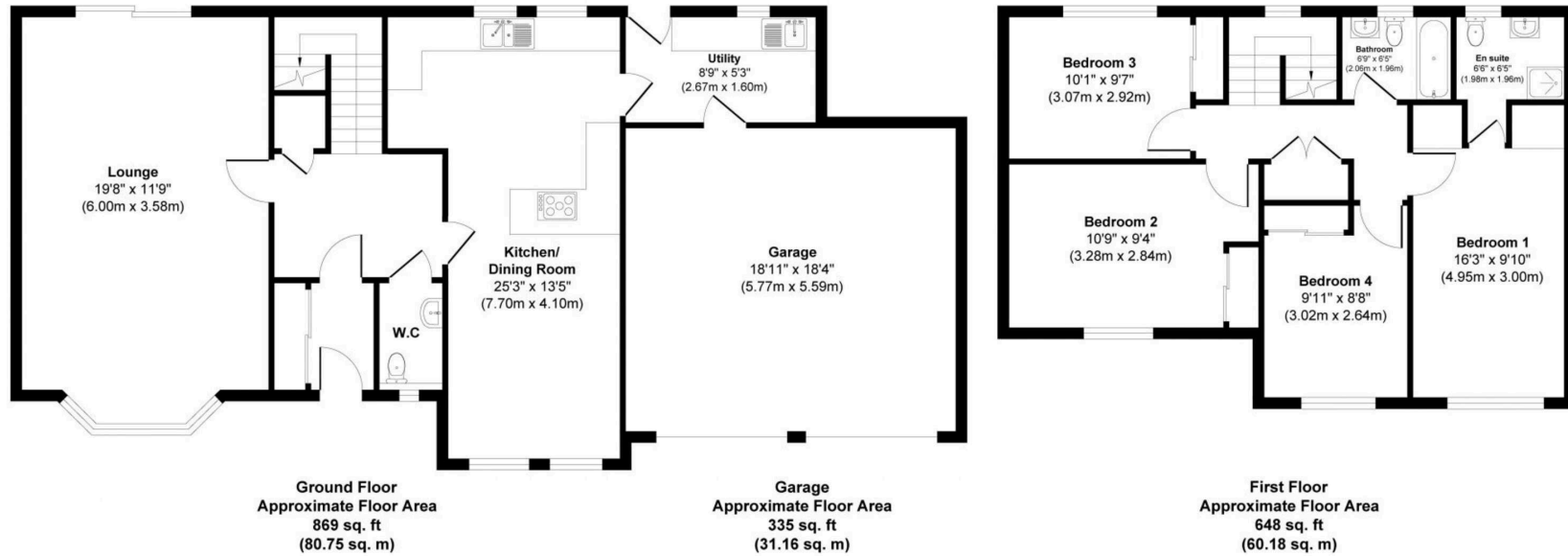
Torryburn

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.

Logan Road, Torryburn, KY12 8SN



Approx. Gross Internal Floor Area 1852 sq. ft / 172.09 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.