



Morgans

PROPERTY

11 Gollet Way, Torryburn, KY12 8SP

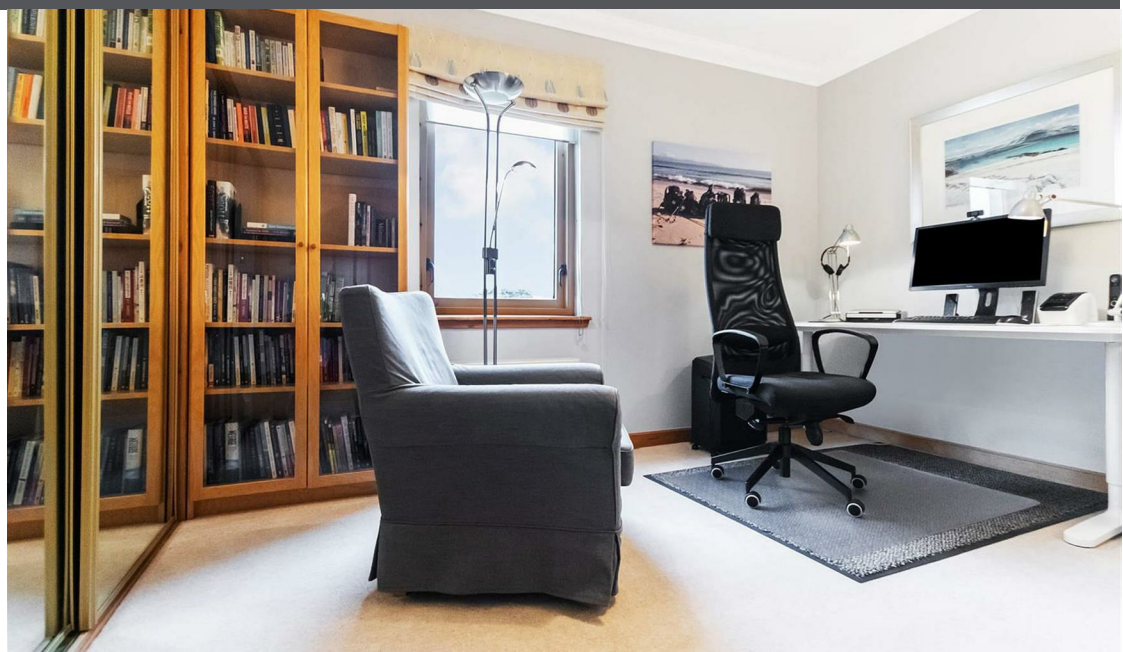
Offers Over £409,950







Executive detached villa situated in charming coastal village within exclusive mature development of prestige properties built by Muir Homes. This particular property enjoys an enviable location on a quiet crescent with open aspect at the front to woodland area. Built to a high standard, this superb family home is offered in excellent condition and is a credit to the present owners. The subjects comprise entrance vestibule, reception hall, cloakroom, formal lounge, dining room and family room with patio door to garden. Fitted breakfasting kitchen, separate utility room with doors to integral double garage and access to the garden. On the upper level there are five bedrooms, master bedroom with en-suite and dressing room, guest bedroom with second en-suite, three further bedrooms, one of which is currently used as an office, and family bathroom. Each bedroom has large, fitted wardrobes. There are attractive well-maintained gardens to the front and rear of the property. The west-facing rear garden provides a child and pet safe environment and benefits from the afternoon and evening sun. Triple monobloc driveway leading to double garage. The property is double glazed with gas central heating.



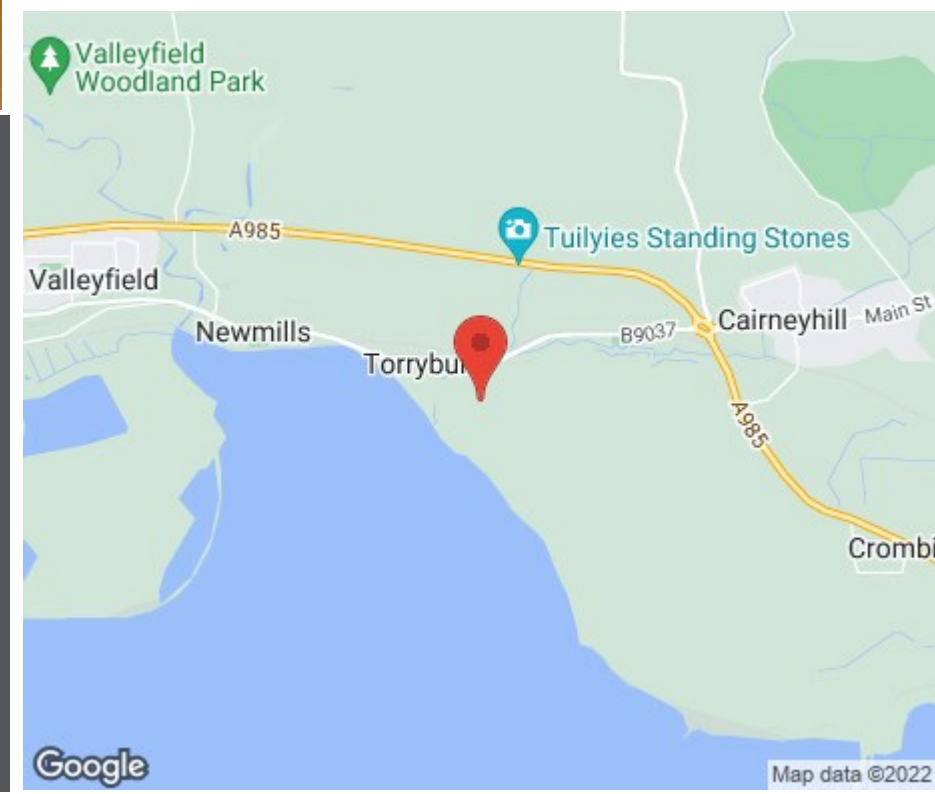


LOCATION

'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

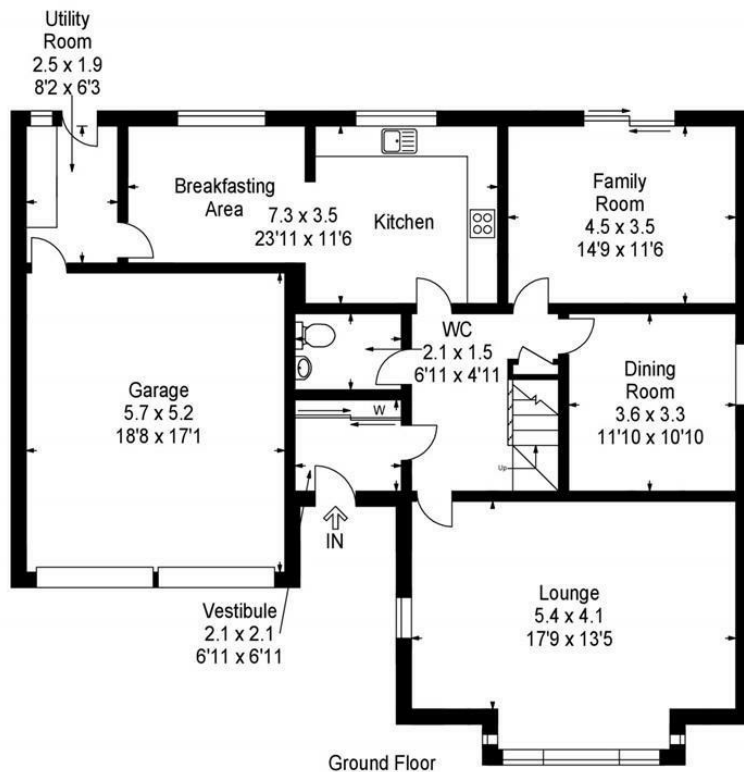
All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Wooden garden shed included.



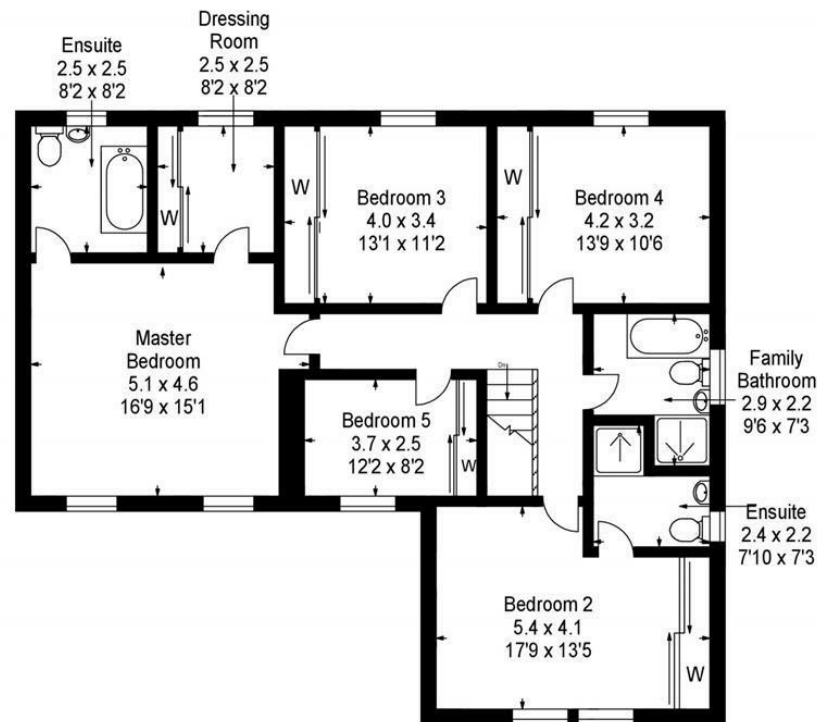








Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.