

5 Logan Road, Torryburn, KY12 8SN
Offers Over £299,950

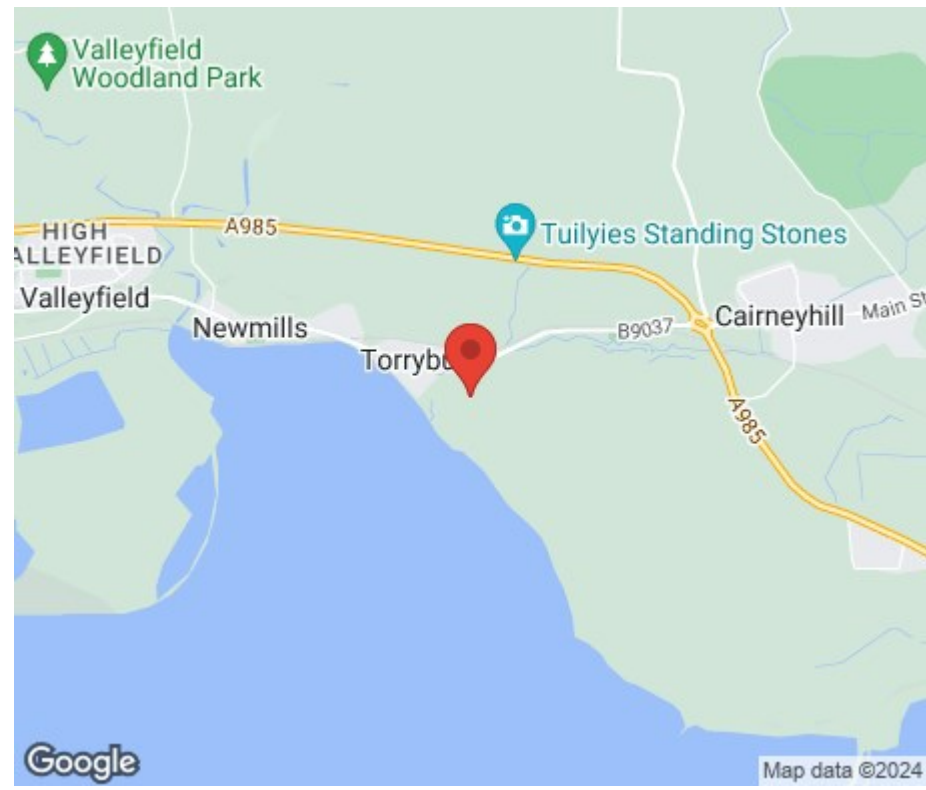






We are delighted to be marketing this executive detached villa situated in charming coastal village within exclusive development of prestige properties built by Muir Homes. This particular property is situated within a quiet position in the cul-de-sac and provides excellent accommodation for a growing family. The garage has been converted to provide an additional public room which could be used as a further bedroom if needed, storage is retained to the front section. The subjects briefly comprise entrance vestibule, hallway, downstairs w.c, lounge, separate dining room, breakfasting kitchen and family room. On the upper level there are four bedrooms with master en-suite, all with built in wardrobes and family bathroom. Access to attic. There are attractive gardens well maintained providing a child and pet safe environment with raised decking/patio. Double monobloc driveway and ample visitors parking. The property is double glazed with gas central heating.





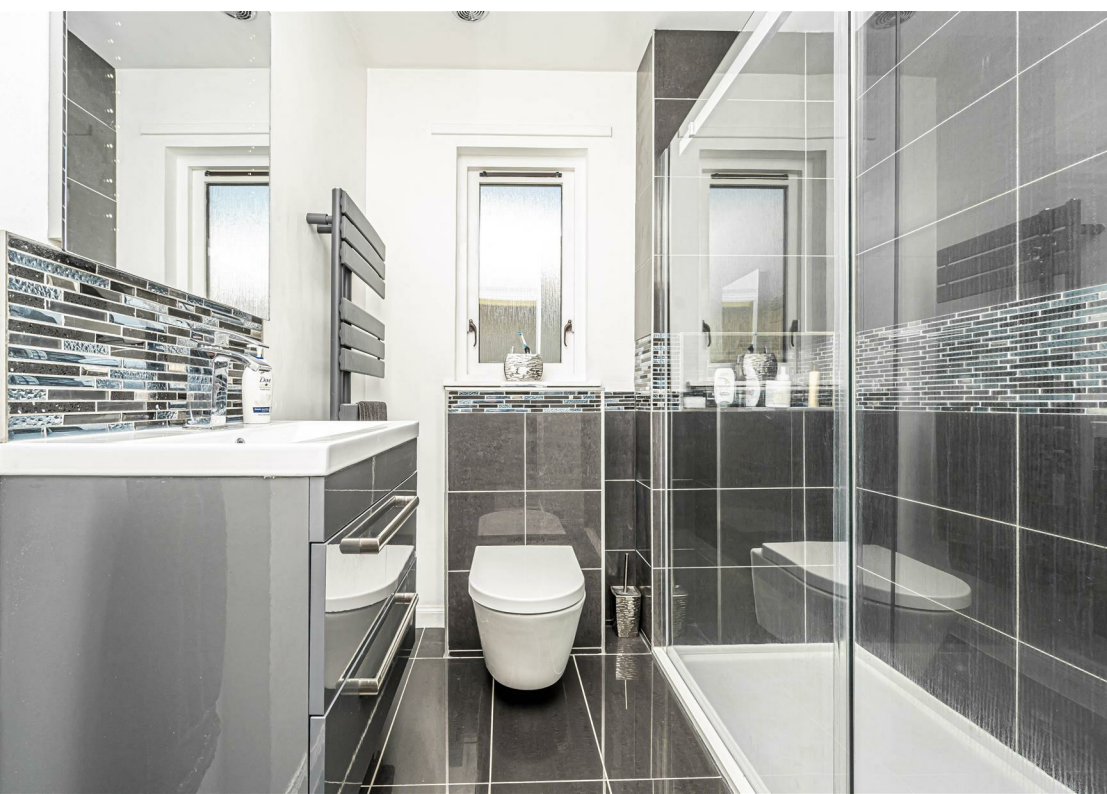
LOCATION

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 /AGENTS NOTE

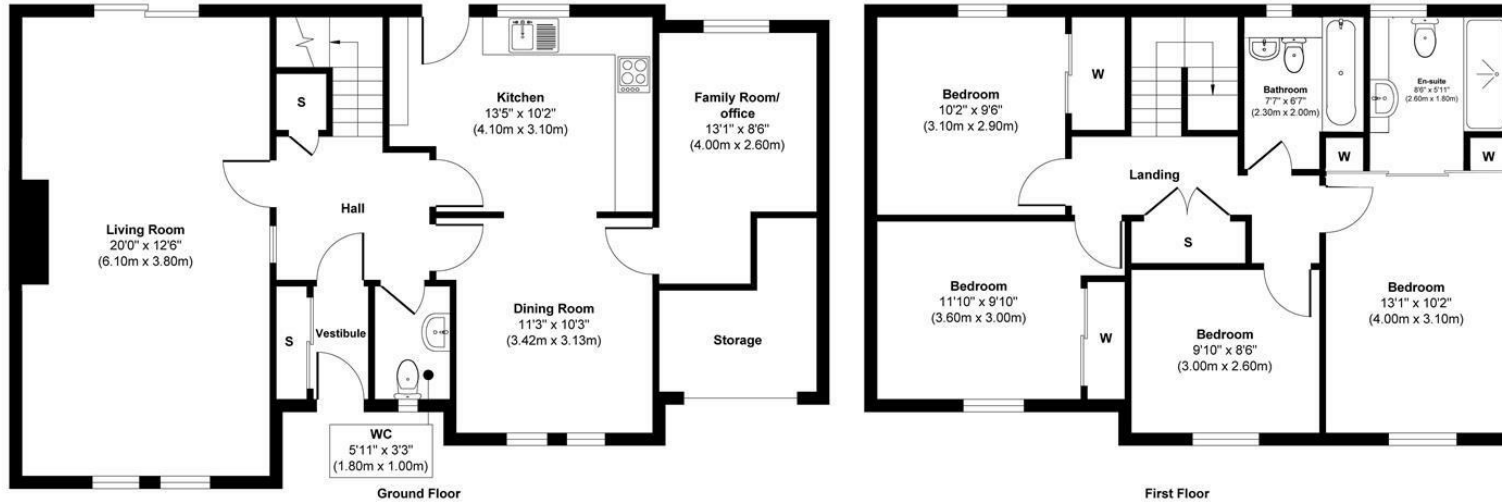
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.