

Morgans

PROPERTY

Lilac Cottage, 10 Low Causeway, Torryburn, KY12 8LP

Offers Over £369,950







We are delighted to bring to the market this absolutely stunning period cottage circa 1869, which is enviably positioned just off the coastal path at the waterside. The property is a credit to the present owners who have upgraded their home over the years making this an idyllic property with private and secluded gardens offering privacy and a child and pet safe environment. There is a stunning "monkey puzzle" tree - a true centre piece. The single garage is fully insulated with power and light and is ideal as an office or workshop. The driveway gives access for several vehicles. The subjects are offered in immaculate move in condition and briefly comprises reception hall, w.c facilities, lounge, modern breakfasting kitchen with separate utility room giving access to patio and grounds. On the upper level there are three double bedrooms all with fitted wardrobes and four piece family bathroom. The property is double glazed with gas central heating.





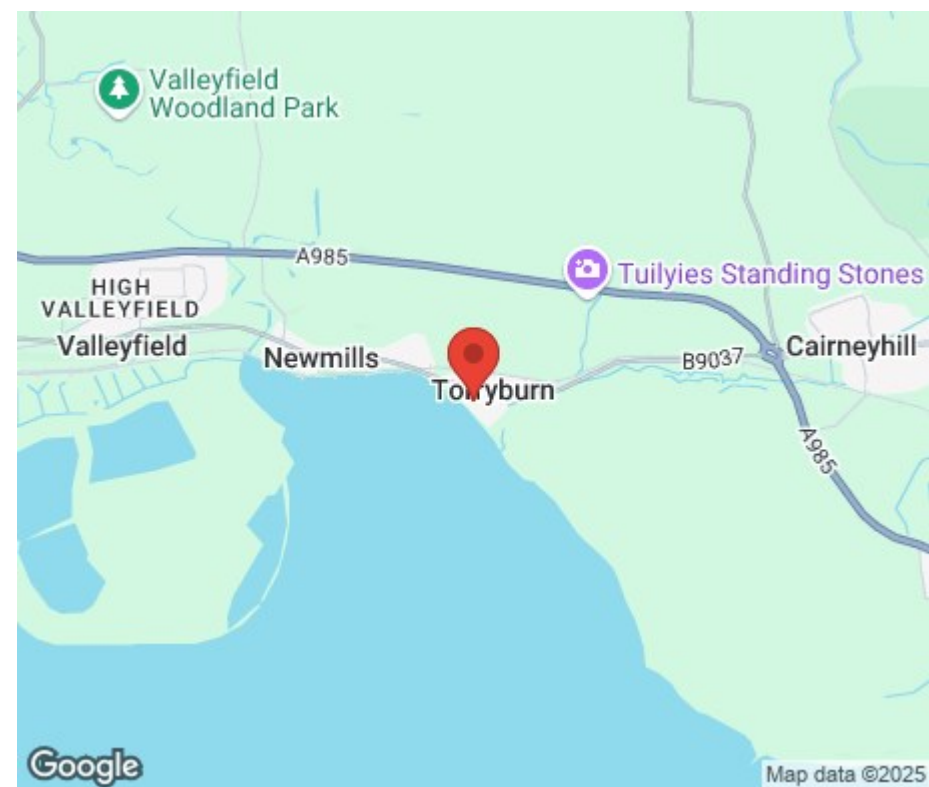
LOCATION

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 and garden shed.

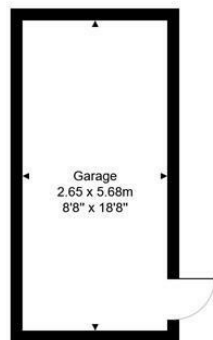
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







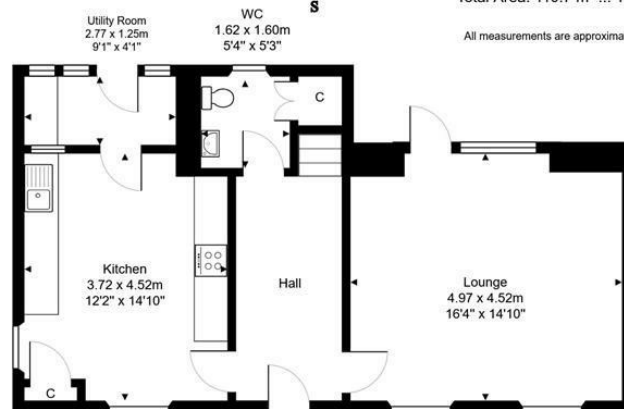




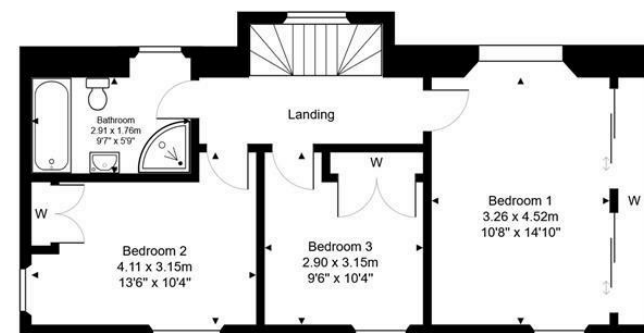
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Total Area: 110.7 m² ... 1192 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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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.