

Morgans

PROPERTY

19 Craigflower View, Torryburn, KY12 8HG

Offers Over £225,000







Enviably positioned and occupying a generous corner plot within pleasant Courtyard development in the West Fife coastal village of Torryburn, is this three bedroom end terraced villa on the waters edge. The property is well presented with early entry available. The subjects briefly comprise: entrance hall, lounge/diner, fitted kitchen, downstairs WC, three bedrooms with master en-suite and bathroom. The property benefits from gas central heating and double glazing. Ample storage throughout. Attic. The gardens are well maintained and fully enclosed providing a child and pet safe environment with large section of decking and seating areas with sea views over the Forth Estuary. There is allocated residents parking within the courtyard and ample visitor spaces.





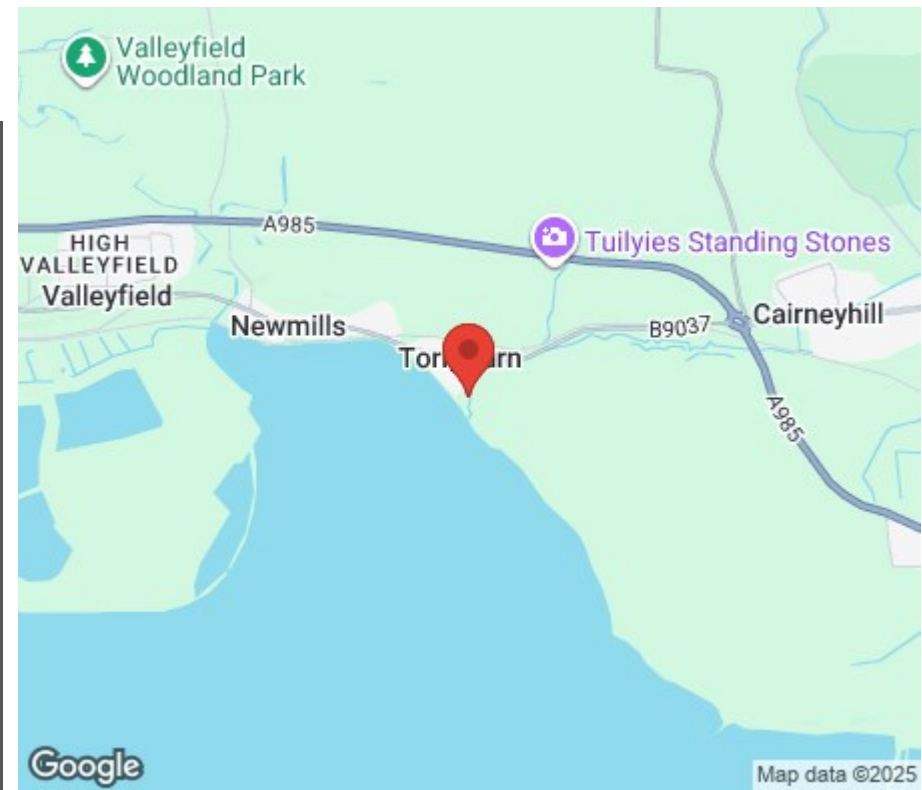
LOCATION

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 miles 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 city of 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

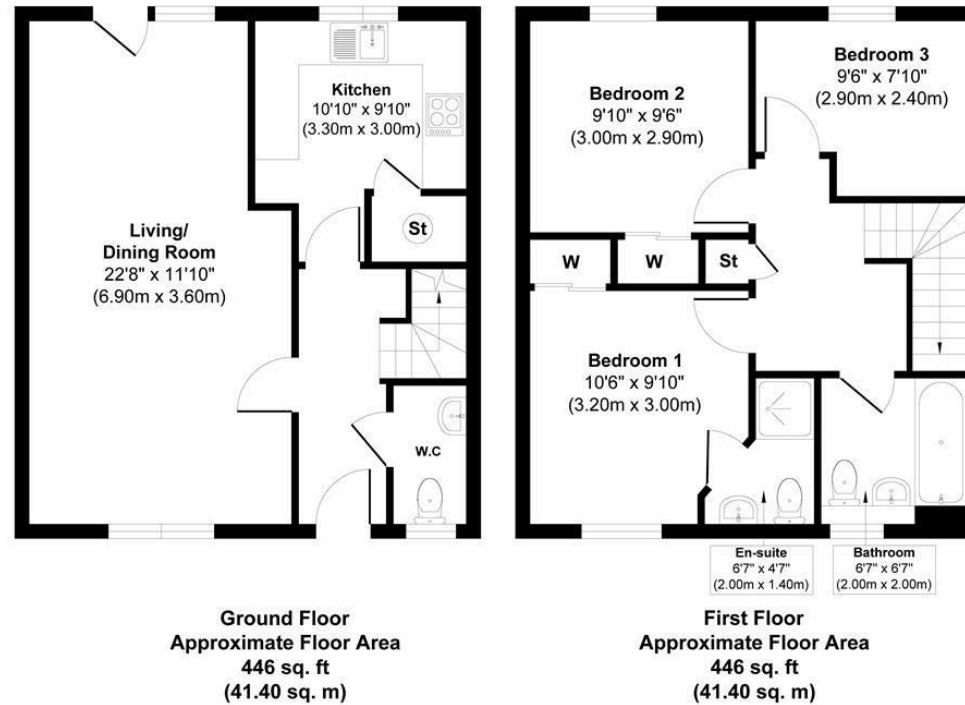
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.





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Approx. Gross Internal Floor Area 892 sq. ft / 82.80 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.