

A photograph of a two-story terraced house with a light-colored, textured exterior. The house features a central white double door with a small window, flanked by windows with white frames and shutters. A satellite dish is mounted on the wall above the door. To the left, there is a small stone-walled alcove with a dark doorway. The roof is covered in dark tiles with a chimney. Autumn foliage with yellow and orange leaves is visible in the foreground on both sides. The sky is blue with some clouds.

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

5 Craigmore Gardens, Torryburn, KY12 8LU
Offers Over £104,950



Bright and well proportioned first floor flat enjoying a most pleasant location within the much sought after coastal village of Torryburn. Private entrance hall/stair (utility area), Hall, Lounge, Attractive kitchen, 2 Double bedrooms, Bathroom (shower). Double glazing. Gas central heating. Lovely, well proportioned private gardens. Modern decor throughout. Excellent starter accommodation in move in condition. EPC - D. Council Tax - A. Freehold.

LOCATION

Situated in the popular coastal village of Torryburn, the property enjoys an attractive setting with a wealth of outdoor amenities on its doorstep. Woodland walks and scenic footpaths are within easy walking distance, along with National Cycle Route 76 and the Fife Coastal Path, which follows the shoreline of the River Forth. The nearby Ness offers a delightful children's play park, complete with picnic tables and benches overlooking the shore.

The historic village of Culross lies just three miles to the west, while a range of everyday amenities can be found in the neighbouring villages of Newmills, Valleyfield and Cairneyhill. These include convenience stores, a medical centre, pharmacy, garden centre, restaurants and a petrol station. Torryburn also benefits from a local primary school, with secondary schooling available in nearby Dunfermline.

For commuters, the property is ideally placed for access to the A985, providing convenient road links to Dunfermline, Edinburgh and the north, as well as westwards via the Kincardine Bridge towards Stirling and Glasgow. Rail connections are also available nearby, making this an appealing location for those seeking a balance of coastal village living, outdoor pursuits and accessibility to wider central Scotland.

PROPERTY - FIRST FLOOR FLAT

- Bright accommodation
- Modern decor
- Ideal starter home
- Move in condition
- Large private gardens
- 2 good sized double bedrooms
- Good storage accommodation
- Great, much sought after coastal village

ACCOMMODATION

Entrance Hall/Stair 2.29 m x 2.18 m / 7'6" x 7'2"

Private entrance stair to upper level. Utility area with storage cupboard and space for tumble drier.

Hall

With doors leading to the lounge, kitchen, 2 bedrooms and bathroom. Storage cupboard.

Lounge 4.52 m x 3.80 m / 14'10" x 12'6"

This is a well proportioned lounge. This room enjoys a twin aspect. Front and rear.

Kitchen 2.65 m x 2.41 m / 8'8" x 7'11"

This is an attractive kitchen, which is fitted with modern floor and wall units with complementary worktops. Two storage cupboards and a pantry. Rear.

Bedroom 1 3.82 m x 2.89 m / 12'6" x 9'6"

A well proportioned double bedroom. Storage cupboard. Side.

Bedroom 2 3.67 m x 2.89 m / 12'0" x 9'6"

Another well proportioned double bedroom. Side.

Bathroom 2.65 m x 1.35 m / 8'8" x 4'5"

The bathroom has been upgraded in recent years with a modern white suite incorporating a shower set over the bath. Attractive tiling. Rear.

Garden

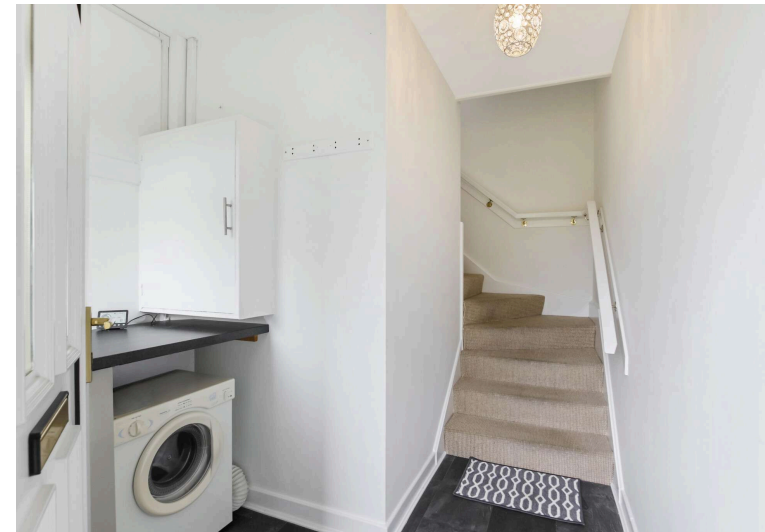
One of the main features this property has to offer is the spacious area of private garden ground, which has been mainly laid to lawn. Outside Store (ideal for garden equipment)

HEATING/GLAZING

Gas central heating and double glazing.

EXTRAS

All carpets, blinds and fitted lights (in lounge, kitchen, bathroom and bedroom 1) are included in the sale price together with built in oven, hob and hood and slimline dishwasher.





Water Dispenser









VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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