



Morgans

PROPERTY

2 Logan Road, Torryburn, KY12 8SN

Offers Over £355,000

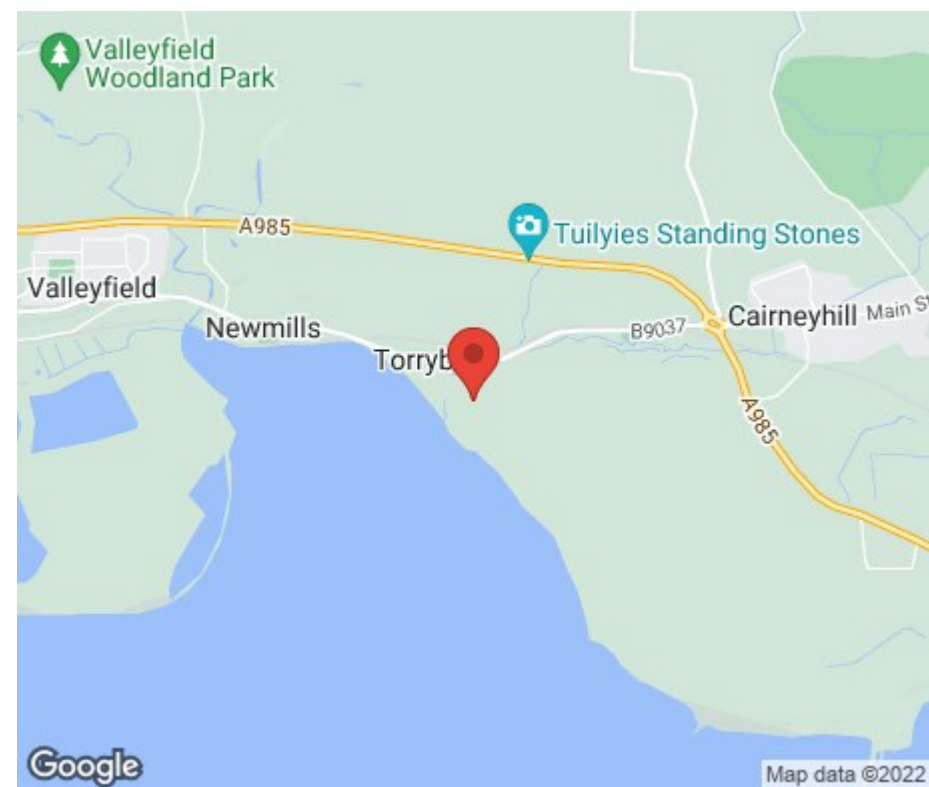






Executive detached villa situated in charming coastal village within exclusive mature development of prestige properties built by Muir Homes. This particular property enjoys an enviable location on a quiet crescent with open aspect at the front. Built to a high standard, this superb family home is offered in excellent condition and is a credit to the present owners. The subjects comprise entrance vestibule, reception hall, cloakroom, formal lounge, dining room and conservatory with doors to garden. Fitted dining kitchen, separate utility room with doors to integral double garage and access to the garden. On the upper level there are four bedrooms, master bedroom with en-suite, three further bedrooms and family bathroom. Each bedroom has large, fitted wardrobes. There are stunning private landscaped gardens offering an idyllic haven with patio areas, feature pond, summer house and an abundance of mature plants and trees with a woodland backdrop. Monobloc driveway leading to double garage and there is a further driveway at the side of the property for additional 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

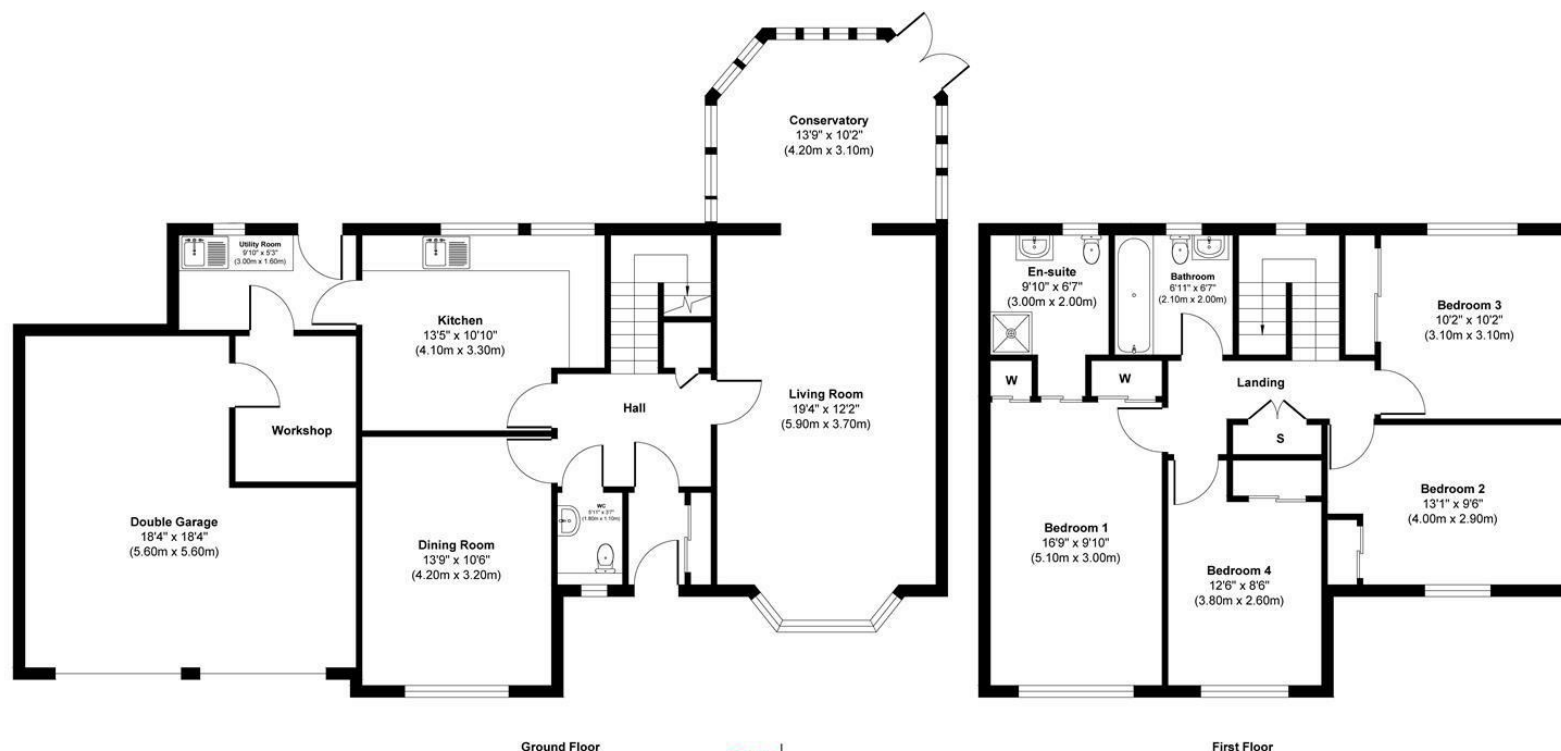
All floor coverings, blinds, bathroom and light fittings together with integrated appliances, Summerhouse and greenhouse are also included in the sale.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.









9AM MEDIA

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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark
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.