



2 Craigflower Court
Torryburn, KY12 8LJ

Offers in the region of £155,000

2 Craigflower Court, Torryburn

A most impressive end terraced villa with pleasant outlooks in peaceful coastal setting.

There is an excellent internal layout which includes a reception hallway, lounge/dining area, conservatory, modern kitchen, WC/cloaks, upper landing, three good sized bedrooms, master en-suite and family bathroom.

Gas central heating is installed with double glazed windows, fresh decor and good storage.

Entrance hallway
Lounge/Dining 6.90m x 3.65m (22'8 x 12'0)
Conservatory 2.88 x 2.17m (9'6 x 7'2)
Kitchen 3.40m x 3.05m (11'2 x 10'0)
WC/cloaks 1.75m x 1.05m (5'9 x 3'5)
Upper landing
Master Bedroom 3.20m x 3.05m (10'6 x 10'0)
En-suite 1.90m x 1.40m (6'3 x 4'7)
Bedroom 23.27m x 3.40m (10'9 x 11'2)
Bedroom 3 2.95m x 2.50m (9'8 x 8'2)
Bathroom 2.89m x 1.90m (9'6 x 6'3)

With maximum privacy, the property enjoys neat garden ground which is mainly laid to lawn with patio area, trees, shrubs and maximum privacy. A private parking space is located to front and there is ample visitor parking close by.

2 Craigflower Court forms part of a small coastal development within Torryburn, a popular village situated approximately 5 miles west of Dunfermline, close to the historic village of Culross. There is a popular coastal walk, local shops and further amenities available in nearby villages. For commuters, there is a fast network of roads leading to both the Kincardine Bridge and Forth Road Bridge and M90 Motorway (Edinburgh/Perth) is also within easy reach. Bus services operate close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

espc rightmove



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk