



Stevenson Marshall
Property & Law

9 Bayview
Torryburn, KY12 8SW

Offers in the region of £195,000

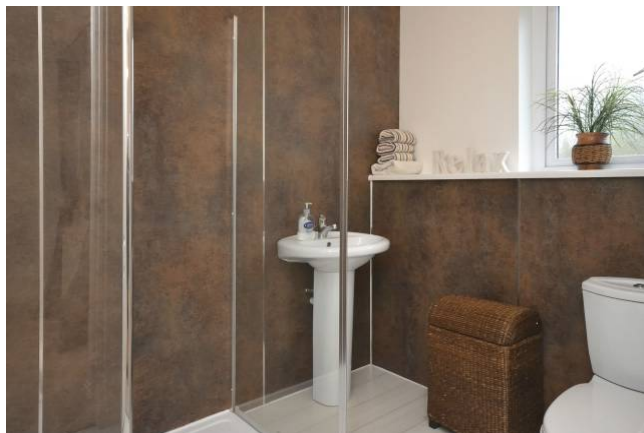
9 Bayview, Torryburn, KY12 8SW

A beautifully presented semi detached villa in peaceful setting with generous gardens and private aspect to rear.

There is a good internal layout which includes an entrance porch, large lounge (with feature open plan staircase), dining kitchen, utility room, upper landing, four bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows, fresh décor, hardwood flooring, pleasant outlooks to rear and partial river views to front.





Room sizes and accommodation

Entrance porch: 2.18m x 1.38m (7'2 x 4'6)

Lounge: 5.94m x 4.31m (19'6 x 14'2)

Dining kitchen: 6.89m x 3.07m (22'7 x 10'1)

Utility room: 2.91m x 2.01m (9'7 x 6'7)

Upper landing

Bedroom 1: 3.12m x 3.24m (10'3 x 10'8)

En-suite: 3.09m x 2.20m (10'1 x 7'3)

Bedroom 2: 3.92m x 2.79m (12'0 x 9'2)

Bedroom 3: 3.57m x 2.57m (11'9 x 8'5)

Bedroom 4: 3.30m x 3.01m (10'10 x 9'10)

Bathroom: 2.95m x 2.25m (9'8 x 7'4)

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Bayview, Torryburn

The property benefits from neat garden ground to front and rear which is mainly laid to lawn with maximum privacy, patio area and drying facilities . A garage and driveway provide ample off street parking for several vehicles.

Bayview 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.



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