



Stevenson Marshall
Property & Law

26 Adia Road
Torryburn, KY12

Offer over £425,000

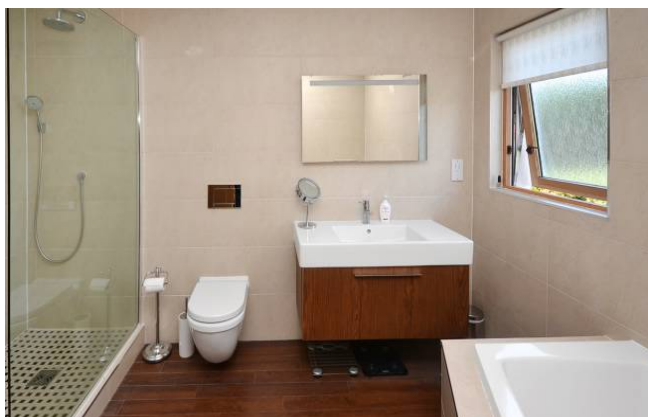
26 Adia Road, Torryburn

A cleverly extended detached villa in quiet cul-de-sac setting with most impressive garden grounds and double garage.

There is a flexible internal layout which includes an entrance vestibule, large reception hallway, WC/closets, lounge, formal dining room (with French doors), study, luxury breakfasting kitchen (with integrated appliances), utility room (with access to garage), open plan dining/family room, sitting room (with feature sky light windows and bi fold doors), upper landing, five bedrooms, two contemporary en suites and family shower room.

Gas central heating is installed with double glazed windows, excellent storage, security alarm, fresh décor and quality fixtures and finishing throughout.





Room sizes and accommodation

Entrance vestibule
 Reception hallway
 WC/cloaks
 2.42m x 1.48 (7'11 x 4'11)
 Lounge
 5.43m x 5.11m (17'10 x 16'9)
 Formal dining room
 4.49m x 3.80m (14'8 x 12'6)
 Study
 3.94m x 3.56m (12'11 x 11'8)
 Kitchen
 4.08m x 3.82m (13'5 x 12'6)
 Utility room
 2.46m x 2.38m (8'1 x 7'10)
 Dining/family room
 3.34m x 2.88m (10'11 x 9'5)
 Sitting room
 5.33m x 4.51m (17'6 x 14'9)
 Upper landing
 Master bedroom
 5.41m x 4.48m (17'9 x 14'8)
 Four piece en-suite
 2.87m x 2.94m (9'5 x 9'7)
 Dressing room
 3.40m x 2.79m (11'2 x 9'2)
 Bedroom 2
 4.72m x 3.42m (15'6 x 11'3)
 En-suite
 2.97m x 2.72m (9'9 x 8'11)
 Bedroom 3
 3.76m x 3.24m (12'5 x 10'8)
 Bedroom 4
 3.01m x 2.74m (9'11 x 9'0)
 Bedroom 5
 3.74m x 3.61m (12'3 x 11'10)
 Shower room
 2.38m x 2.06m (7'10 x 6'9)

The stunning garden grounds feature a host of flower beds, shrubs and large trees. There is a sunny patio, well-manicured lawn, quality decked area, drying facilities, water tap and useful garden shed. A double garage (with power, light and remote controlled doors) and large driveway provide ample off street parking for several vehicles.

Torryburn is a popular coastal village situated approximately five 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 Kincardine, Forth Bridges 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.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.



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