

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



13 Logan Road, Torryburn,
Offers Over £274,500



Superb Detached Bungalow enjoying a most attractive head of cul-de-sac location situated within an exclusive private development on the outskirts of a popular coastal village. This is a rare opportunity to purchase one of only four bungalows in the development. There is a large floored attic which provides fantastic storage space and the possibility of future conversion. Entrance Vestibule, Open hall, Split level lounge, Separate dining room, Breakfasting kitchen, 3 Bedrooms (Master en-suite shower room), Family bathroom. Double glazing. Gas central heating. Beautiful, well maintained gardens. Garage. Driveway. Neatly presented. Superb family home. Lovely location. Quality fixtures and fittings. Oak finishings. Internal viewing is recommended. EPC - C. Council tax - F. Freehold

LOCATION

Torryburn is a delightful coastal village with amenities available in neighbouring villages of Newmills and Cairneyhill. A wider range of facilities including supermarkets, shops, restaurants and bars available within the city of Dunfermline circa 4 miles from the property. There is primary schooling available within the village as well as neighbouring villages of Culross, Cairneyhill and Crossford. Secondary catchment school is Queen Anne High School within Dunfermline with additional schools also available. Private education can be found in the village of Dollar at the prestigious Dollar Academy for which a private bus service is available with pick up outside Torryburn church. This area proves popular with commuters seeking access to surrounding roads and motorway networks for travel across the central belt.

PROPERTY - DETACHED BUNGALOW

- Vestibule
- Hall
- Split level lounge
- Dining room
- Breakfasting kitchen
- Master bedroom (En-suite shower room)
- 2 Further bedrooms
- Family bathroom
- Beautiful, fully landscaped gardens
- Double glazing / gas central heating
- Garage
- Driveway

ACCOMMODATION

Entrance Vestibule

With timber glazed door leads to hall.

Hall

Steps leading down to the Lounge. Oak doors to dining room, kitchen and mid hall.

Lounge 4.80 m x 4.40 m / 15'9" x 14'5"

This is a lovely bright split level lounge. Attractive timber moulded balustrade and turned spindles. Front.

Dining Room 3.40 m x 3.10 m / 11'2" x 10'2"

A good sized public room, which offers the flexibility for use as a fourth bedroom if required. Front.

Breakfasting Kitchen 3.40 m x 3.30 m / 11'2" x 10'10"

A good sized kitchen with space for table and chairs. Fitted with modern floor and wall units. Door to garden.

Mid Hall

With timber doors leading to the 3 bedrooms and bathroom. Double cupboard. Further storage cupboard.

Master Bedroom 4.10 m x 3.80 m / 13'5" x 12'6"

This attractive bedroom enjoys the benefit of a built in wardrobe with sliding mirror doors, which also cleverly conceal the entrance to the en-suite shower room. Rear.

En-suite Shower room 2.30 m x 2.20 m / 7'7" x 7'3"

Fitted with a modern white suite. Side.

Bedroom 2 4.10 m x 2.80 m / 13'5" x 9'2"

Another well proportioned double bedroom also enjoying the benefit of built in wardrobes with sliding doors. Rear.

Bedroom 3/Study 3.10 m x 3.00 m / 10'2" x 9'10"

The third bedroom is also of double proportions. Rear.

Bathroom 2.10 m x 1.80 m / 6'11" x 5'11"

The family bathroom is fitted with a modern suite suite and has attractive tiling. Large fitted mirror. Mid.

Gardens

There are beautiful gardens to the front, side and rear, which has been fully landscaped and extremely well maintained.

GARAGE/DRIVEWAY

There is a single garage accessed via a monoblock driveway.

HEATING

Gas central heating.

GLAZING

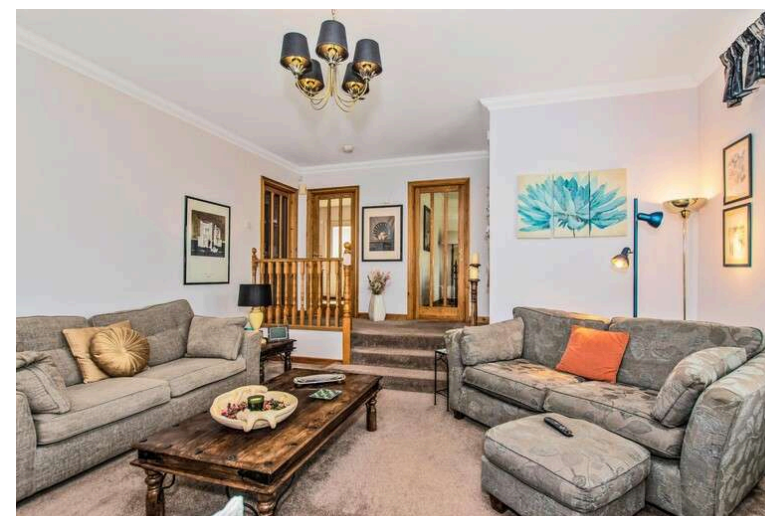
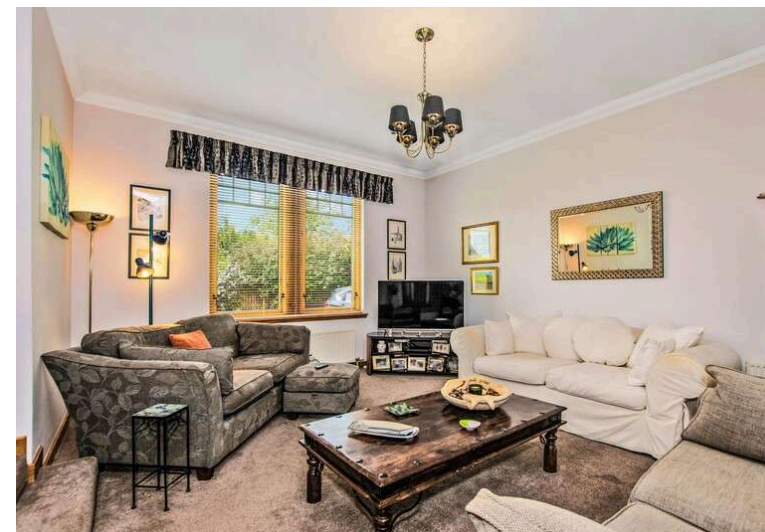
Double glazing.

EXTRAS

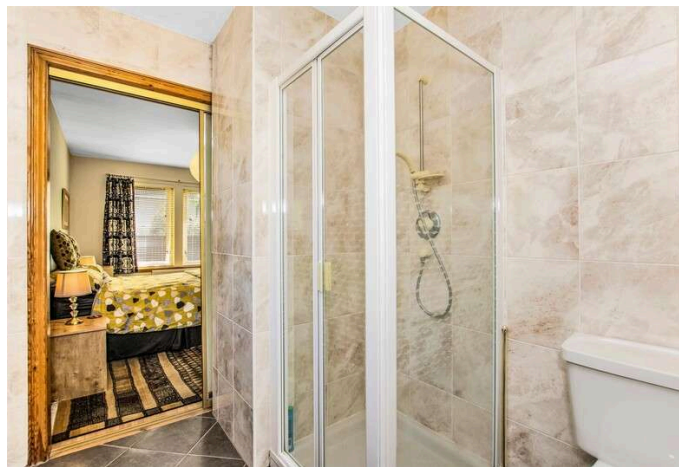
All the carpets & blinds are included.

HOME REPORT

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













VIEWING

Contact Ross & Connel on 01383 721156

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

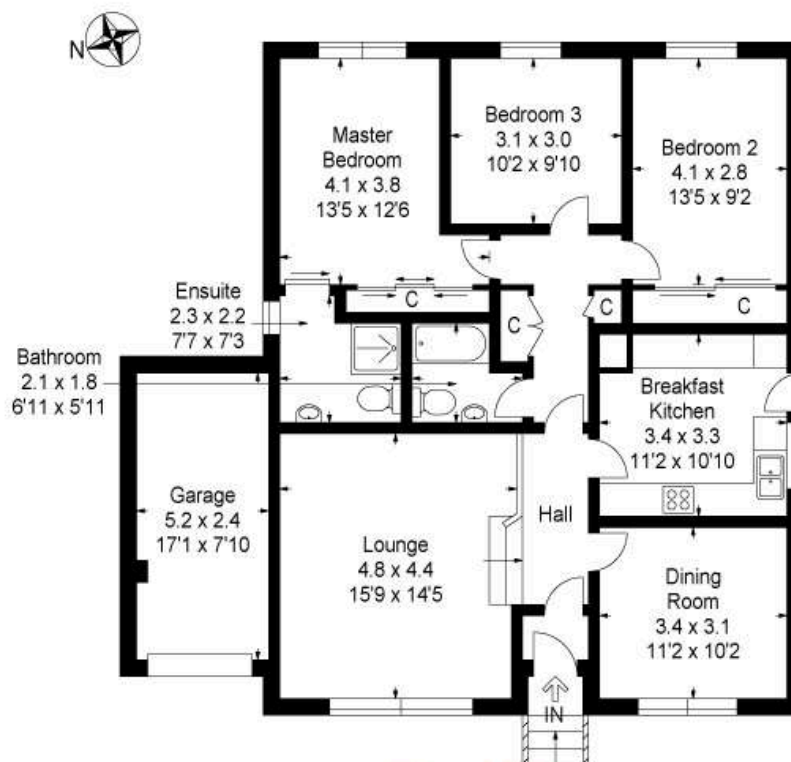
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www.rossconnel.co.uk

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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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110527)

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