



**Stevenson Marshall**  
Property & Law

12 Craigflower View

Torryburn, KY12 8HG

Offers over £195,000

An impressive mid terraced villa with superb river views, generous walled gardens and a flexible layout over three floors.

There is an excellent internal layout which includes a reception hallway, lounge/dining area, contemporary kitchen, conservatory/office, upper landing, two bedrooms and family bathroom. The top floor provides access to a bright and spacious full length double bedroom.

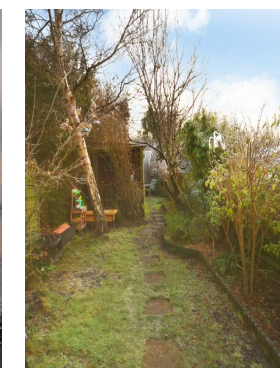
Gas central heating and double glazed windows are installed throughout and the property boasts good storage, fresh décor and most impressive views of the river and walled gardens.

Dining lounge 3.57m x 3.54m (11'9 x 11'8)  
Kitchen 3.41m x 3.28m (11'2 x 10'9)  
Conservatory 2.66m x 2.42m (8'9 x 7'11)  
Upper landing  
Bedroom 3.83m x 3.19m (12'6 x 10'5)  
Bedroom 3.39m x 2.26m (11'1 x 7'5)  
Bathroom 2.41m x 2.17m (7'11 x 7'2)  
Top landing  
Full length bedroom 5.26m x 3.14m (17'3 x 10'4)

The mature walled gardens feature a south facing aspect, peaceful setting, maximum privacy, generous lawn, garden shed, patio area and numerous shrubs and trees. The mature walled gardens feature a south facing aspect, peaceful setting, maximum privacy, generous lawn, garden shed, patio area and numerous shrubs and trees. There is a private parking space to front (with newly installed electric car charging point) and ample resident parking.

12 Craigflower View forms part of a small coastal development within Torryburn, a popular village situated approximately five miles west of Dunfermline City Centre and 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, Forth Road 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.



## 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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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

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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.