



18 Kay Road, Torryburn, Dunfermline, Fife, KY12 8LL

Immaculately Presented & Spacious, Detached Home with Gardens, Driveway & Double Garage

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated double garage. With an idyllic and generous end-of-cul-sac plot, set adjacent to woodland, in the sought-after coastal village of Torryburn, Fife.

Comprises a vestibule, hall, living and dining room, family room, kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Ready to move in, this stylish home features a modern integrated kitchen, quality bathroom suites, Karndean flooring, contemporary fittings and tasteful decor throughout. In addition, there is central heating, double glazing, and superb integrated storage including bedroom wardrobes and the garage with power and lighting.

Externally, the property benefits from a well-maintained landscaped front and rear garden with lawns, patios, a store shed, a summer house with power and lighting, and a multi-vehicle driveway to the front.

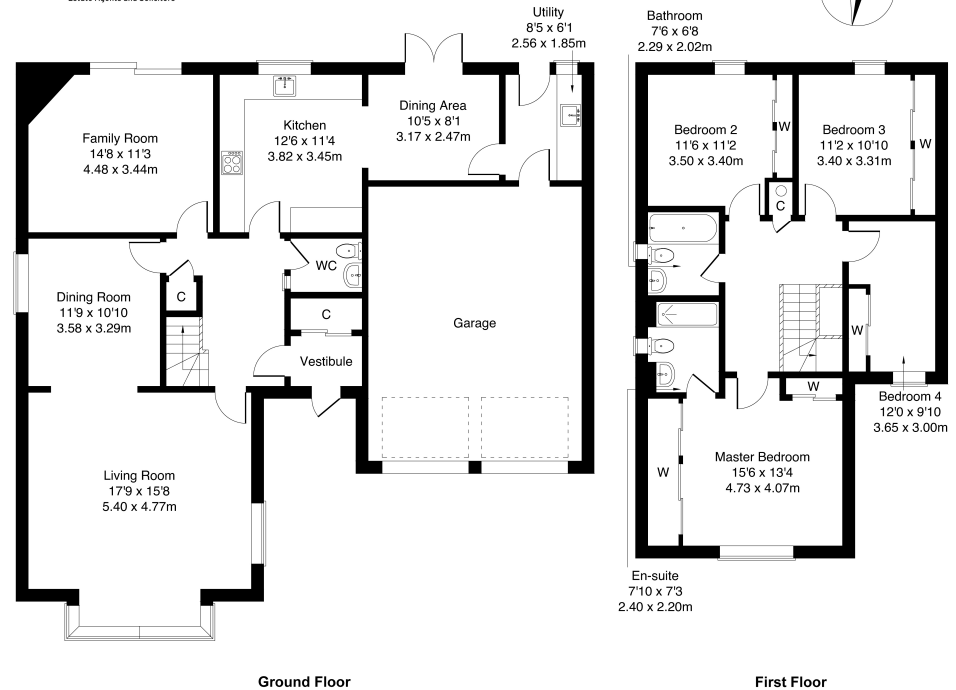
A welcoming entrance vestibule features built-in storage and opens into the hallway, affording access throughout the majority of the ground floor, including a convenient WC and a further storage cupboard. Set to the front, a spacious dual-aspect living and dining room enjoys a southerly facing aspect with a stunning box-bay style window allowing plentiful natural light, while features include an electric fireplace, carpeted flooring and pendant light fittings. A family room offers a further lounge area, with patio doors leading to the rear garden, and a built-in TV point and electric fireplace. A generous kitchen offers a further dining area, with rear garden access and Karndean flooring throughout. Modern fitted units include quartz worktops, a sink with a drainer, an integrated induction hob with an extractor fan, an eye-level microwave/oven combo, a dishwasher and two fridges/freezers. Set off the dining area, a utility room includes a freestanding washing machine, fitted units and a sink with a drainer, as well as access to the integral garage and rear garden.

On the upper floor, set to the front, the master bedroom features carpeted flooring, superb storage with two built-in wardrobes and a modern en-suite including a large cubicle with a rainfall shower, tiled splash walls and flooring, and a ladder-style radiator. Set to the rear, bedrooms two and three are similarly well-sized and finished, with carpeted flooring and built-in wardrobes; whilst bedroom four, also includes built-in storage, and offers a flexible space for a potential home office/study. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (2303 sq ft - 214 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Lying on the north shore of the Firth of Forth, the village of Torryburn offers delightful coastal walks and a quiet residential setting, with an abundance of open countryside. A wide range of amenities are available between the village and the surrounding areas, whilst Dunfermline is within easy reach and offers a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA and Tesco Superstore, leisure and recreational facilities, and an Odeon cinema complex. Well-placed for commuting throughout central and north-east Scotland, the A895 offers quick access to the M90 for connections to Edinburgh and northward to Perth and Dundee, whilst to the west is the Kincardine Bridge over to Stirling, Glasgow, and beyond. A regular bus service is also available connecting Dunfermline and the surrounding areas.











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