



**Craigflower House, Flat 7 Craigflower Court, Torryburn, Dunfermline, Fife, KY12 8AY**

Beautifully Presented, One Bedroom, Second (Top) Floor Flat

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# Property Description

Stunning, bright and sunlit apartment with panoramic views over mature gardens to the Firth of Forth, that provides a high level of privacy. This beautifully presented, one-bedroom, second (top) floor apartment, forms part of a bespoke conversion of a 17th-century Scottish Baronial-style mansion. Accessed via a private tree-lined driveway and with extensive garden grounds, in the sought-after coastal village of Torryburn, Fife.

Comprises an entrance hallway, living/dining room, kitchen, a double bedroom, and a bathroom.

Highlights include an impressive triple-aspect public room with idyllic views to the gardens and Forth, and a stylish contemporary bathroom. In addition, there are tall ceilings, a fitted kitchen, gas central heating, sash and case windows and TV and phone points.

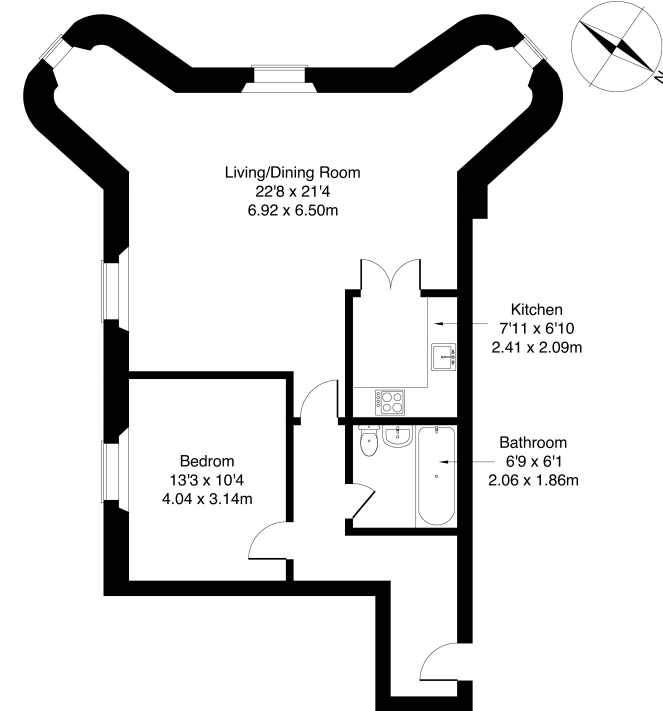
The development also provides a private residential car park, an allocated garage, a video-secured entry system, and well-kept communal halls.

Within a superb location, a short walk from the Fife Coastal Path and easy commuting distance to and from Edinburgh, Glasgow, and Stirling.

A welcoming entrance hall affords access throughout the majority of the property, with a generous living room featuring a triple aspect with southerly-west facing windows allowing plentiful natural light, carpeted flooring, space for a dining area, spotlighting, and two pendant light fittings. Set off the lounge, the kitchen has wall and base units, a tiled surround, a sink with a drainer, an integrated oven and gas hob, an integrated fridge and a freestanding freezer.

Set to the side, a well-finished double bedroom features tasteful decor, a central pendant light fitting, carpeted flooring, and ample space for furnishings. Completing the accommodation, set internally off the hall, the bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, panelled splash walls and spotlights.

**mov<sup>8</sup> Flat 7 Craigflower House, Torryburn, KY12 8AY**  
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Approximate Gross Internal Area: (786 sq ft - 73 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 and a short walk from the Fife Coastal Path, 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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## Head Office

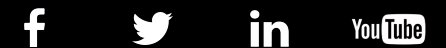
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## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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