



  
**McEwan Fraser Legal**

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**Flat 8, Craigflower House**

CRAIGFLOWER COURT, TORRYBURN, KY12 8AY

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# TORRYBURN

## KY12 8AY

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Torryburn is a delightful coastal village to the west of Dunfermline on the north shore of the Firth of Forth and only some 17 miles from Edinburgh. Easy access can be gained to both Forth and Kincardine bridges making this an ideal commuter base.

There is shopping for everyday requirements available in the nearby village of Newmills.

Extensive amenities are available in Dunfermline which is approximately 5 miles to the east.

For those who enjoy the outdoors, there are delightful coastal walks within minutes of the property and a bird reserve on the Craigflower estate. Regular bus services connect to and from the village and throughout the fife circle.



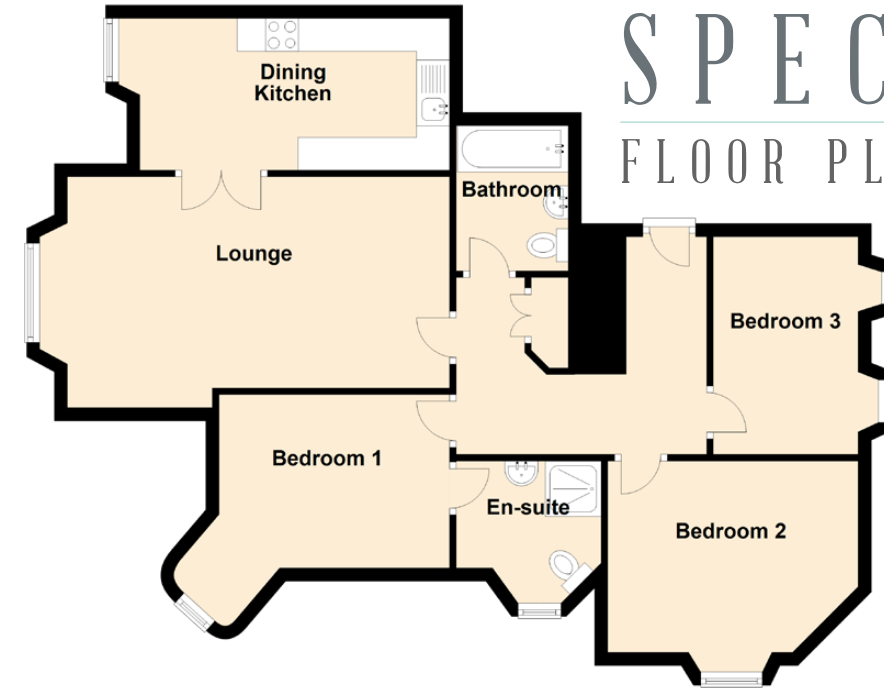
# FLAT 8 CRAIGFLOWER HOUSE

Craigflower House, is a former mansion located at the east end of Torryburn village with a sweeping tree lined driveway. This magnificent Scottish baronial style mansion, once used as a school, dates back to the 17th century and holds much historical interest. The property is subdivided into 12 separate apartments each with its own unique style and layout. The property is entered via a grand pillared entrance with a security entry system. There is an attractive entrance hallway with original terrazzo tiling.

Flat 8 was retained for use as a company apartment for the Chairman by the developers and is located on the top floor. There is a reception hall within the apartment. The beautiful lounge is situated to the front of the property with most attractive views. There is ample room for soft furnishings with direct access to the dining kitchen. The fitted kitchen has an abundance of floor and wall mounted units with contrasting worktop and intergrated appliances including hob,oven, dishwasher, washing machine, fridge and freezer. There are three bedrooms, the master bedroom with ensuite and the principle bathroom completes the accommodation on offer. Bedroom three offers views of the Forth.

The grounds surrounding the property are truly magnificent. They are well maintained and are to be used for the enjoyment of residents and guests. The property further benefits from gas central heating and sash and case windows. Off street parking, private parking space and a garage are available to the front of the property. Viewing is highly recommended to appreciate the surrounding landscape.





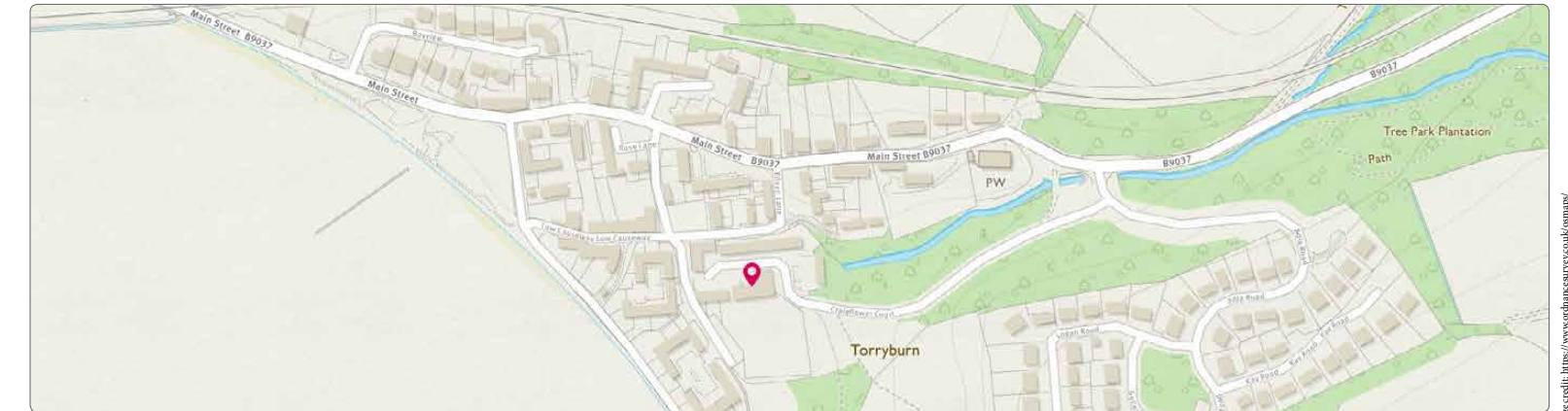
# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.50m (11'6")
Dining Kitchen	4.70m (15'5") x 2.30m (7'7")
Bedroom 1	3.61m (11'10") x 2.60m (8'6")
En-suite	2.20m (7'3") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 3	3.30m (10'10") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup> | EPC Rating: C





  
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