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12 The Ness
TORRYBURN, DUNFERMLINE, KY12 8LR



TORRYBURN

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

There are convenience stores located close by for everyday requirements. More extensive amenities are available in Dunfermline which is approximately five miles to the east. For those who enjoy the outdoors, there are many delightful coastal walks around the Local Nature Reserve, all within easy reach of the property. Regular bus services connect to and from the village and throughout the Fife circle.





12 THE NESS

12 The Ness is a beautiful semi-detached cottage with many original features and is brought to the market in immaculate condition. It sits on the shore with views over the River Forth and has easy access to the Fife walkways. The property has been looked after carefully by the present owners.

There is a welcoming entrance vestibule which leads to the spacious lounge. The lounge is pleasantly located to the front of the property with a front-facing window flooding the room with natural light with stunning views over the River Forth and has a working open fire. The dining area is well designed and is located off the kitchen,

the perfect place for entertaining family and friends. There is a good-sized modern kitchen to the rear with a range of floor and wall-mounted units.

The family bathroom with a three-piece white suite is situated to the rear of the property. Both bedrooms are double in size with built-in wardrobes. The front bedroom also benefits from a multi-fuel stove and views over the River Forth. Journey to the rear of the property and you will discover a third bedroom or snug. The property further benefits from double glazing and gas central heating. The rear gardens are secluded and provide a child and animal safe environment.







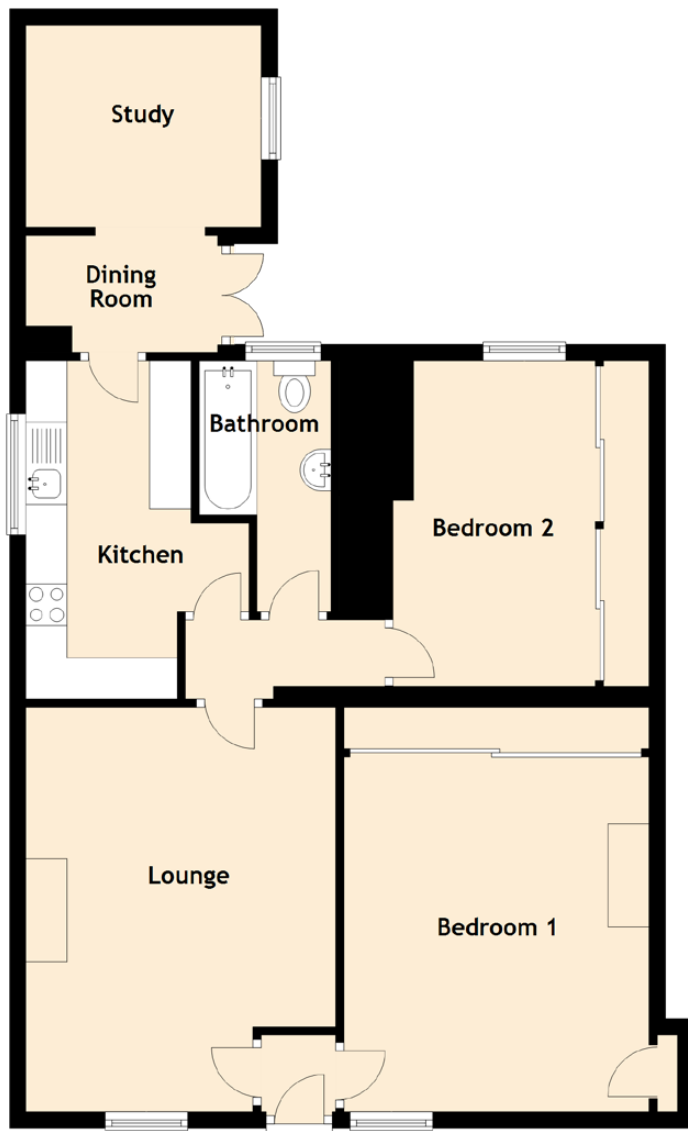
“... A BEAUTIFUL SEMI-
DETACHED COTTAGE WITH
MANY ORIGINAL FEATURES ...”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.75m (12'4")
Kitchen	4.10m (13'5") x 2.70m (8'10")
Dining Room	2.32m (7'7") x 1.42m (4'8")
Study	2.85m (9'4") x 2.45m (8')
Bedroom 1	4.30m (14'1") x 3.70m (12'2")
Bedroom 2	3.95m (13') x 2.85m (9'4")
Bathroom	3.04m (10') x 1.60m (5'3")

Gross internal floor area (m²): 81m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

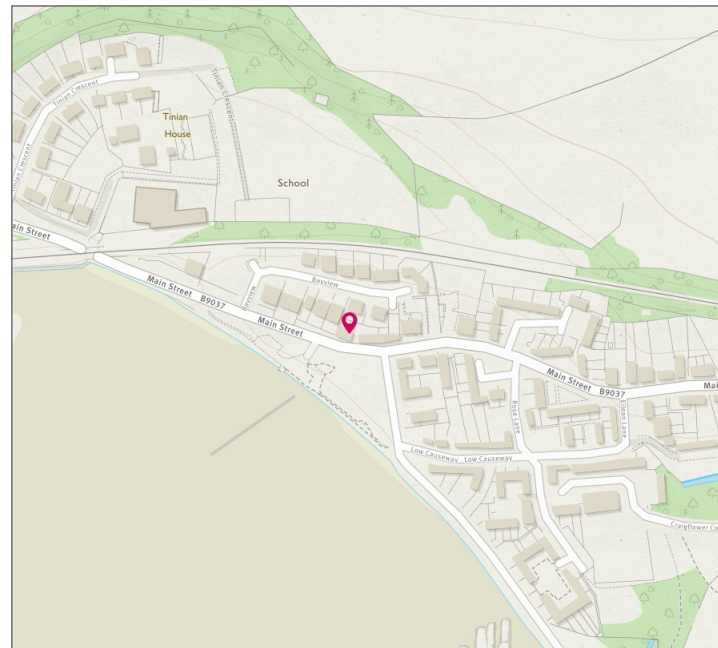


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View from the property

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Part
Exchange
Available

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