



MORTON FRASER

SOLICITORS



TORRYBURN
64 Main Street, KY12 8LT

www.morton-fraser.com/property



TORRYBURN

64 Main Street

KY12 8LT

VIEWING

By appointment,

telephone 0131 247 1010

PRICE

Offers Around £145,000

We are pleased to offer onto the market this commercial/development opportunity. The accommodation is a detached villa with a good sized retail area which is accessible from the main street with a utility room located to the rear. This space has formerly been used to trade as Torryburn Post Office and a Licensed Grocer. There is also substantial attached living space which comprises: Entrance hall with carpeted stair to upper level, large dining kitchen, lounge, family bathroom, well proportioned attic room and two double bedrooms. As well as commercial usage, the property may also lend itself to residential development. Upgrading and modernisation is required throughout.

EXTERIOR

There are extensive garden grounds to side and rear, whilst a large driveway provides parking space for numerous cars. There is also a cellar and garden room, both of which offer excellent storage or workspace potential.

LOCATION

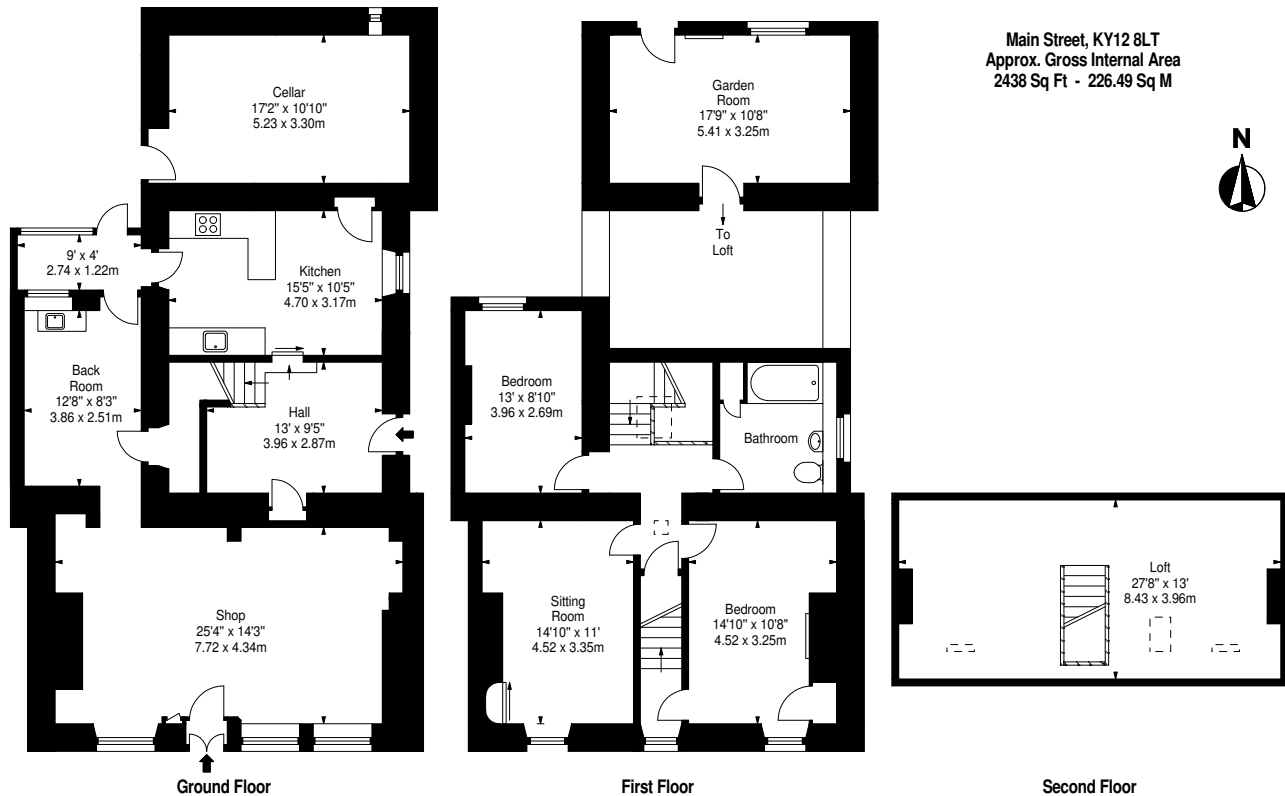
Torryburn is a popular village situated on the banks of the Forth estuary. There is a well regarded primary school in the village and the area presents an ideal commuter base, with the M90 and Forth and Kincardine Bridges offering excellent road links to Edinburgh, Glasgow, through to the Central Belt and beyond. Dunfermline Town, Inverkeithing, Queen Margaret and Rosyth Halt Railway Stations provide further commuter options. Nearby Dunfermline offers a wide selection of high street shopping, bars, restaurants, cinemas, theatres and parks.

AGENTS NOTE

We would advise interested parties to fully investigate the feasibility of any plans you have for the property through the correct channels, prior to submitting an offer.

INFORMATION NOTE

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services



MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

