



*EXECUTIVE FIVE BEDROOM HOME IN
POPULAR SMALL DEVELOPMENT*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





13 Gollet Way is a beautiful and very adaptable five-bedroom, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.

In more detail, the accommodation consists of a welcoming tiled vestibule entered via a newly installed composite door, with a cloakroom and WC. Off the bright and spacious hall, the immediately impressive and bright family lounge has space for a range of furniture configurations and windows to the front and rear which flood the room with natural light, the feature is the bespoke built-in storage solution and Esse log burner with surround. From the hall, access is gained into the snug or Bedroom five. There is engineered oak flooring throughout the lounge, hall and snug/bedroom 5 and all windows in the lounge and snug have fitted shutter blinds. The hub of the home is the magnificent kitchen/diner, which has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from two integrated ovens (one with a microwave function) a warming drawer, pull out larder, induction hob and a dishwasher. The dining/breakfasting area has space for a further dining table or a comfy sofa. Also on this level is a handy utility room.



The Lounge





Kitchen/Diner







Snug/Bedroom 5







The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of bespoke fitted wardrobes with both hanging and drawer space, and a stylish en-suite shower room. The second bedroom offers a further en-suite shower room and fitted wardrobes. The remaining two bedrooms also have ample space for additional furniture, with bedroom 3 having fitted wardrobes. The contemporary, four-piece family bathroom suite completes this floor.

Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating and double glazing.



Bedroom 1 & En-Suite





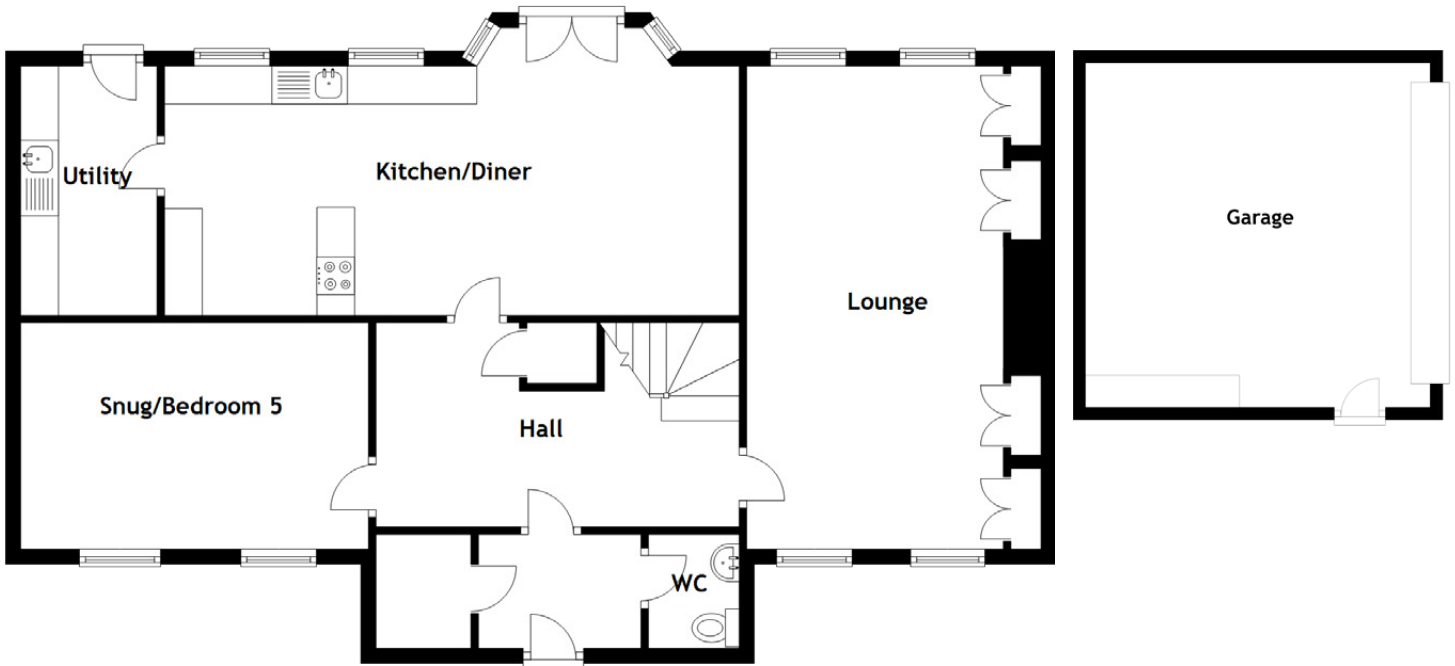
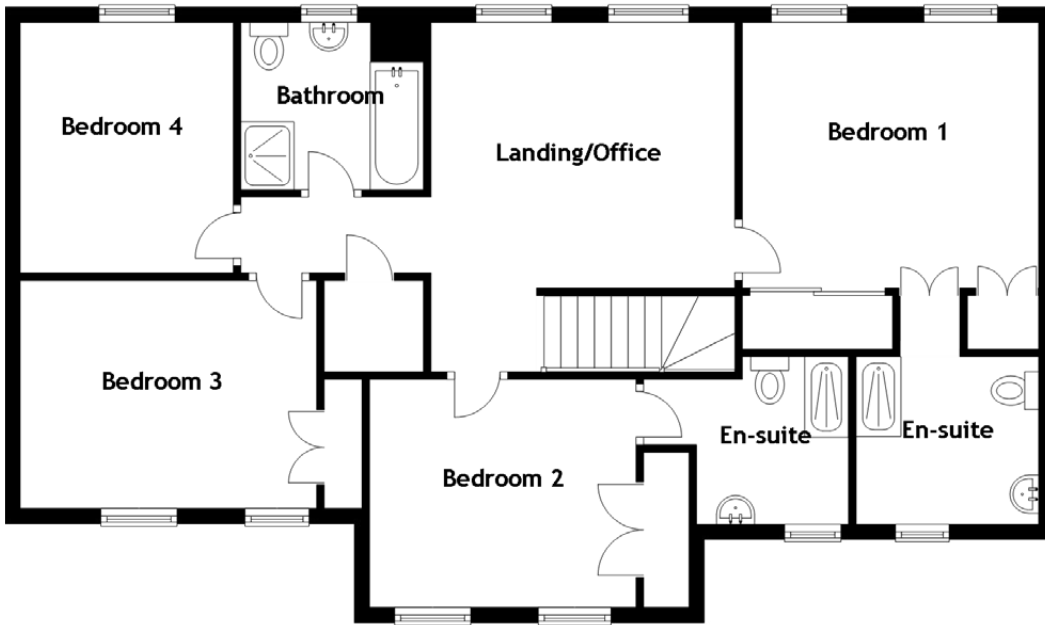
Bedroom 2 & En-Suite





Bedrooms 3 & 4





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.60m (24'11") x 3.30m (10'10")	En-suite	2.40m (7'10") x 2.20m (7'3")
Lounge	6.40m (21') x 3.90m (12'9")	Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Snug/Bedroom 5	4.60m (15'1") x 3.00m (9'10")	Bedroom 4	3.30m (10'10") x 2.80m (9'2")
Utility	3.30m (10'10") x 1.80m (5'11")	Bathroom	2.40m (7'11") x 2.20m (7'3")
WC	1.50m (4'11") x 1.20m (3'11")	Landing/Office	4.60m (15'1") x 4.00m (13'1")
Bedroom 1	3.90m (12'9") x 3.50m (11'6")	Garage	5.40m (17'8") x 5.40m (17'8")
En-suite	2.70m (8'10") x 2.20m (7'3")	Gross internal floor area (m²): 188m²	
Bedroom 2	3.50m (11'6") x 3.00m (9'10")	EPC Rating: C	

Externally, there is a large resin bound stone driveway with space for 2 vehicles and access to the double garage via a newly installed insulated electric roller door. The garage has a built-in bar area including a sink, and the remaining area is currently used as a gym. The front and side garden is easy to maintain containing grass and slate pathways. The rear garden is a place where you and your family can thrive and benefit from thoughtful professional landscaping and design. There is low maintenance artificial grass, a decked area, two tiled patio areas and built-in bench seating, downlighters have also been installed along the rear fence and garage.





Garage/Gym

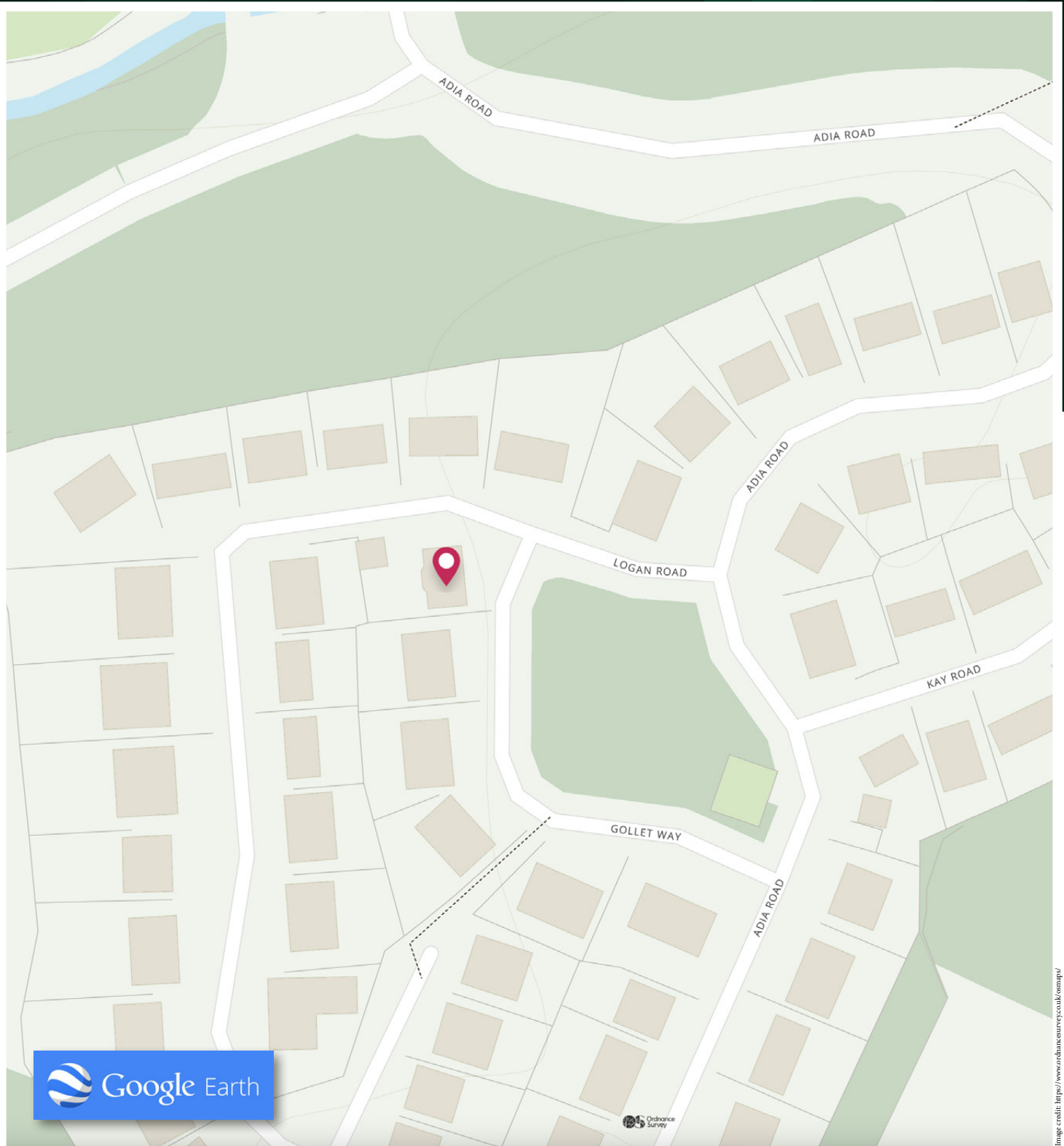




Torryburn is a delightful coastal village to the west of Dunfermline on the north shore of the Firth of Forth and only some seventeen miles from Edinburgh. Easy access can be gained to the Queensferry Crossing and Kincardine bridges, making the area an ideal commuter base.

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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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