




McEwan Fraser Legal
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25 Inchgarvie Avenue
BURNTISLAND, FIFE, KY3 0BX

25 INCHGARVIE AVENUE BURNTISLAND, FIFE

Burntisland is a delightful coastal town to the east of the Forth Bridges upon the shores of the Firth of Forth. Within Burntisland, which has great charm and character, there is a selection of shopping for everyday requirements and a local primary school of good repute. The majority of secondary school pupils attend Balwearie High School in nearby Kirkcaldy. Burntisland is known for

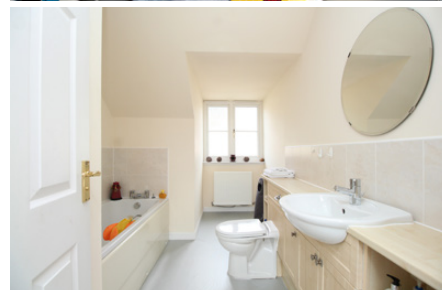
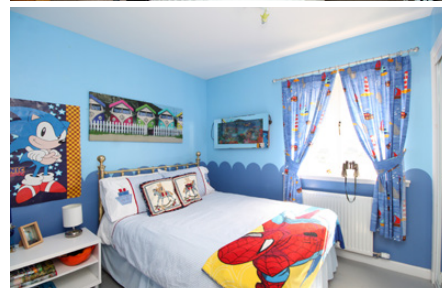
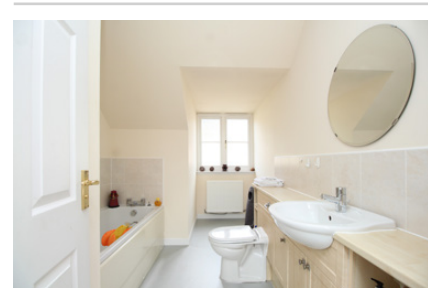
its sandy Blue Flag beach, the 15th century Rossend Castle, and its traditional summer fair and Highland games day. To the north of the town a hill called The Binn is a landmark of the Fife coastline. Burntisland Railway Station serves the town and provides direct links with, amongst other stops, Kirkcaldy to the north and Edinburgh to the south and there are regular bus services.

25 Inchgarvie avenue is a beautifully presented detached family villa presented in immaculate order both inside and out.

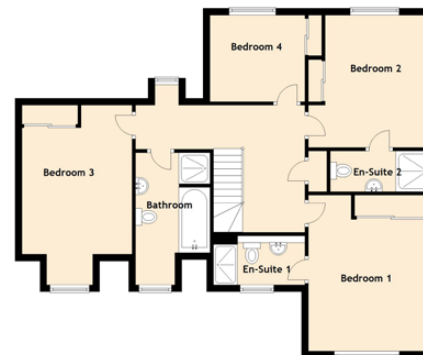
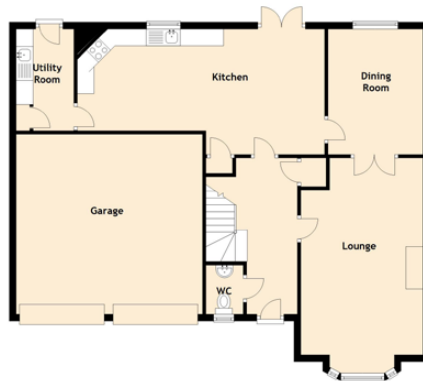
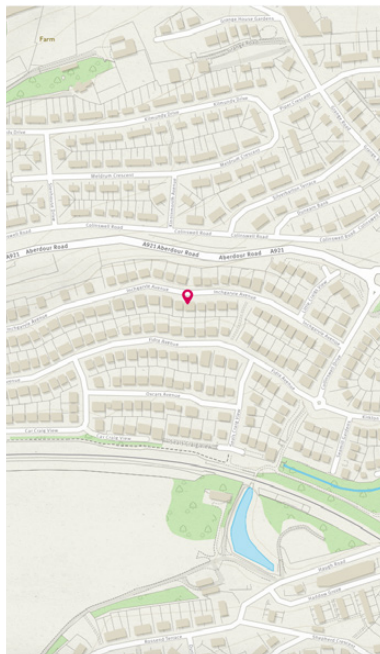
The property features a welcoming reception hall with stairs leading to the upper level and a handy downstairs WC. The lounge is pleasantly situated to the front of the property with an attractive front facing window flooding the room with natural light. The wonderful kitchen to the rear is truly the heart of the home and offers a good selection of floor and wall mounted modern units. There is ample space for a breakfast table and chairs and French doors lead directly to the rear gardens. The dining room/family room is also quietly located to the rear with an attractive outlook over

the garden. There is a handy utility room with direct access to the garden.

To the upper level, there are four good sized double bedrooms, two of which feature en-suite shower rooms and beautiful views of the Firth of Forth. From the upper level all rooms from the rear enjoy stunning views of the three bridges. The four-piece family bathroom completes the accommodation on offer. The property also features double glazing and gas central heating. There is a good sized driveway with direct access to the double garage with an integrated door. The south facing rear gardens have been beautifully landscaped for easy maintenance and are highly secluded offering a great deal of privacy.



SPECIFICATIONS



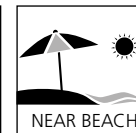
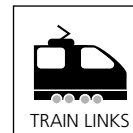
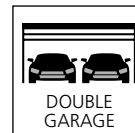
Approximate Dimensions
(Taken from the widest point)

Lounge	6.60m (21'8") x 3.60m (11'10")
Kitchen	7.30m (23'11") x 3.70m (12'2")
Utility Room	3.00m (9'10") x 1.70m (5'7")
Dining Room	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	4.60m (15'1") x 3.60m (11'10")
En-Suite 1	2.69m (8'10") x 1.45m (4'9")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
En-Suite 2	2.95m (9'8") x 1.20m (3'11")
Bedroom 3	4.40m (14'5") x 3.25m (10'8")
Bedroom 4	2.80m (9'2") x 2.55m (8'4")
Bathroom	3.90m (12'10") x 2.20m (7'3")
WC	1.45m (4'9") x 1.10m (3'7")
Garage	5.50m (18'1") x 5.30m (17'5")

Gross internal floor area (m²): 156m²

EPC Rating: C

Extras (Included in the sale): Integrated appliances, floor coverings, window dressings and blinds.



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Text and description
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