



  
**McEwan Fraser Legal**  
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**165 Kinghorn Road**  
BURNTISLAND, FIFE, KY3 9JP





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# BURNTISLAND

FIFE

Burntisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the town, which oozes 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 and to the south, and there are regular bus services. Burntisland is a strong community with plenty to keep one occupied and always something to do or see.





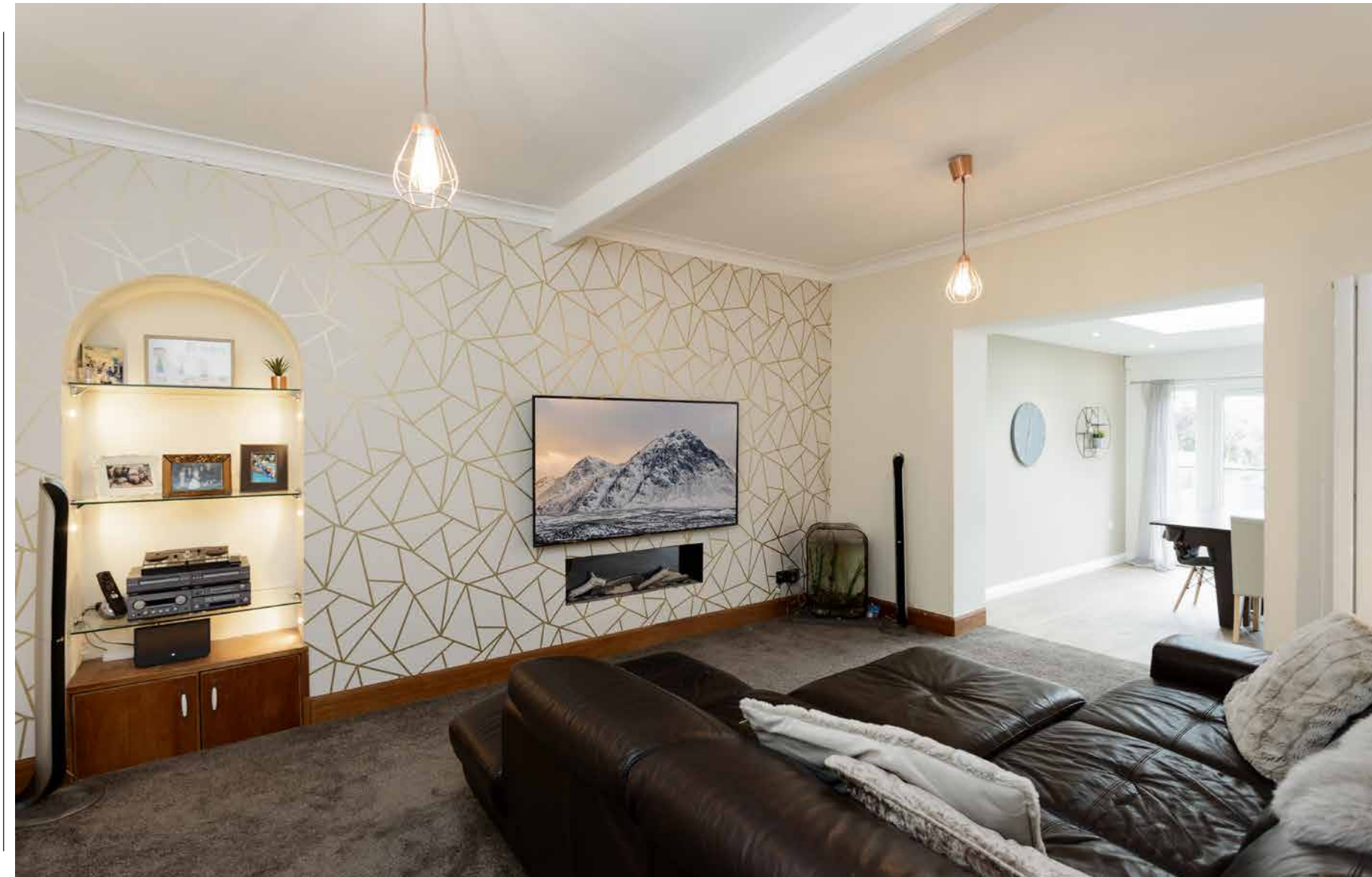
# 165 KINGHORN ROAD

BURNTISLAND, FIFE

Unique is an understatement when used to describe this amazing home that bursts with character in every nook and cranny. The heady mix of modern extension and period features add to the sense of solidity and permanence of this residence. Beautifully maintained and presented, the house belies its front-most façade with accommodation spread out behind.

Not an inch of space has been wasted and this home has been cleverly designed to provide snug corners to read a book or a place to entertain friends or kids with the home cinema.

On the ground floor; A porch gives entrance to the hall. To the right is the games room, flexible accommodation that could easily be another bedroom, office or sitting room. To the left of the main door is the home cinema room, (please negotiate with the client directly for the equipment). The lounge has an alcove recess on the feature wall and an opening to the kitchen/diner. The kitchen and dining area are ripe for entertaining and family life with a modern, sleek kitchen with breakfast bar. Light wells in the kitchen flood the room with daylight. A utility and a shower room complete the accommodation on this level.







“...THE KITCHEN AND DINING AREA ARE RIPE FOR ENTERTAINING AND FAMILY LIFE WITH A MODERN, SLEEK KITCHEN WITH BREAKFAST BAR...”



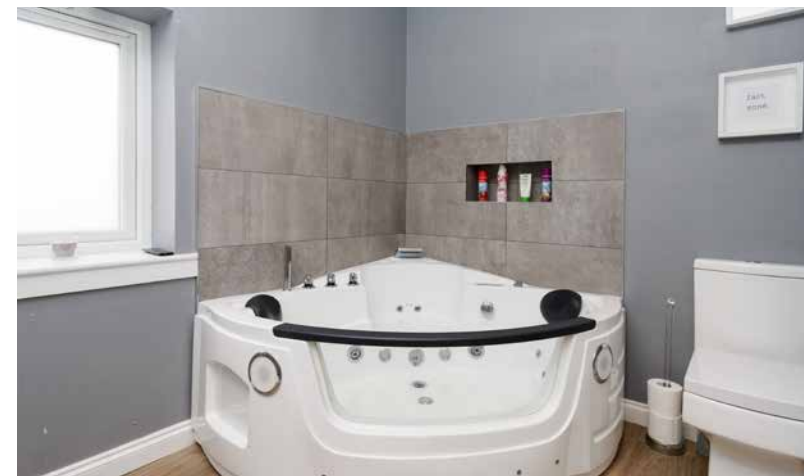
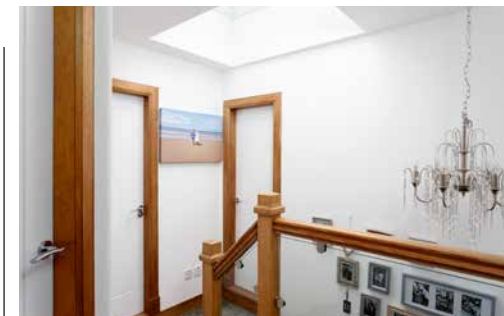


# 165 KINGHORN ROAD

## FIRST FLOOR

The upper floor has three double bedrooms all with built-in wardrobes, a handy office space and a family bathroom. The master bedroom has an en-suite shower room. The family bathroom is a delight with a spa bath and a walk-in shower cubicle.

The train station is a few minutes away from the house making this an ideal commuter location and the park and beach are nearby. If you are looking for a stylish, elegant and quirky residence of character, this is a home for you. If you are looking for space to spread out in or entertain from...be quick. This home is exquisite.

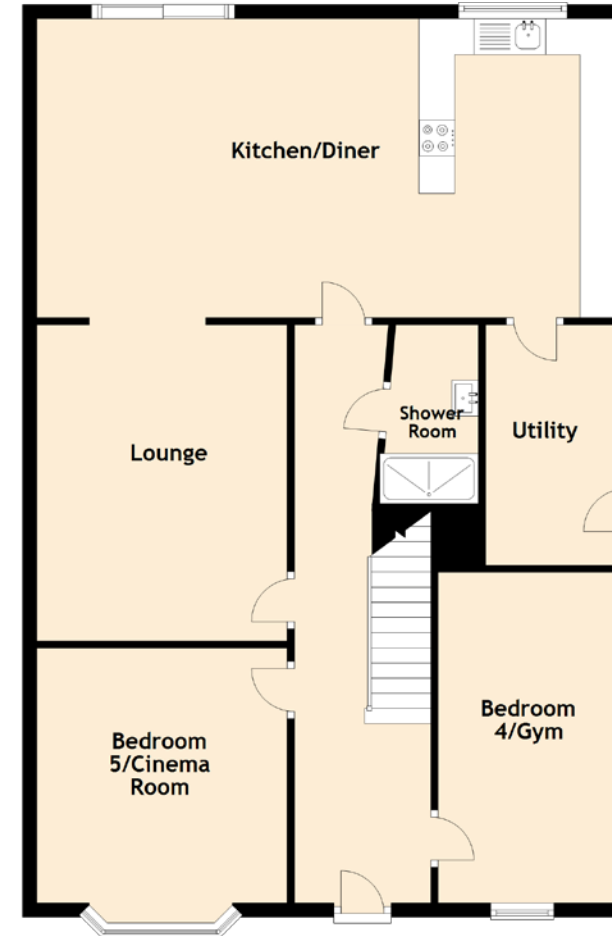






# PROPERTY SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



- Bathroom has built in TV
- Full automatic soffit lights
- Modern electric fire
- Very large Basement for storage purposes (with lights & power)
- Brand New
  - Heating System
  - Roof
  - Kitchen
  - Double Glazing



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.90m (25'11") x 4.18m (13'9")
Lounge	4.42m (14'6") x 3.50m (11'6")
Bedroom 5/ Cinema Room	3.50m (11'6") x 3.50m (11'6")
Bedroom 4/Gym	4.85m (15'11") x 2.44m (8')
Utility	3.36m (11') x 1.63m (5'4")
Shower Room	2.50m (8'2") x 1.38m (4'6")
Bedroom 1	4.63m (15'2") x 3.58m (11'9")
En-suite	2.61m (8'7") x 1.29m (4'3")
Bedroom 2	4.12m (13'6") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.50m (11'6")
Office	1.88m (6'2") x 1.72m (5'8")
Bathroom	2.63m (8'8") x 1.99m (6'6")

Gross internal floor area (m<sup>2</sup>): 186m<sup>2</sup>  
EPC Rating: C



# McEwan Fraser Legal

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