



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01592 800 695

**46 Glebe Place**

BURNTISLAND, FIFE, KY3 0ES





# 46 Glebe Place

## 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





McEwan Fraser Legal is delighted to present this beautifully presented three bedroom semi-detached villa with garage and drive for off-road parking. With stunning views of The Binn, this home is within comfortable distance to the town centre and all amenities.

Entrance is from the side of the house and into a vestibule then on into the



kitchen diner. A large cupboard in the vestibule provides excellent storage for shoes and coats on one side and the guest cloakroom with wash hand basin and toiler on the other side. The lounge is spacious and features two windows to the front gardens and with views to the hills. From here, a staircase rises to the upper floor. The flooring is modern and in keeping with the surroundings

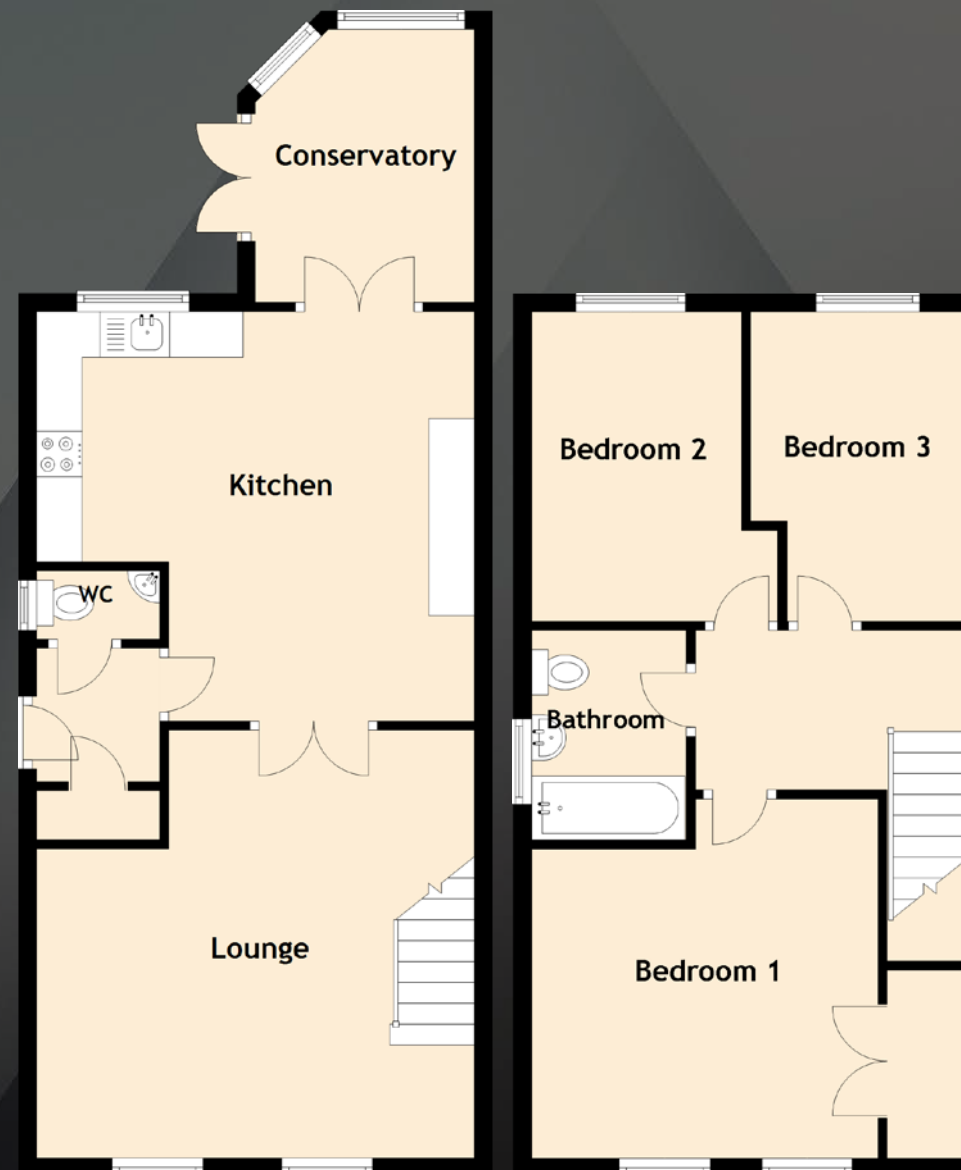
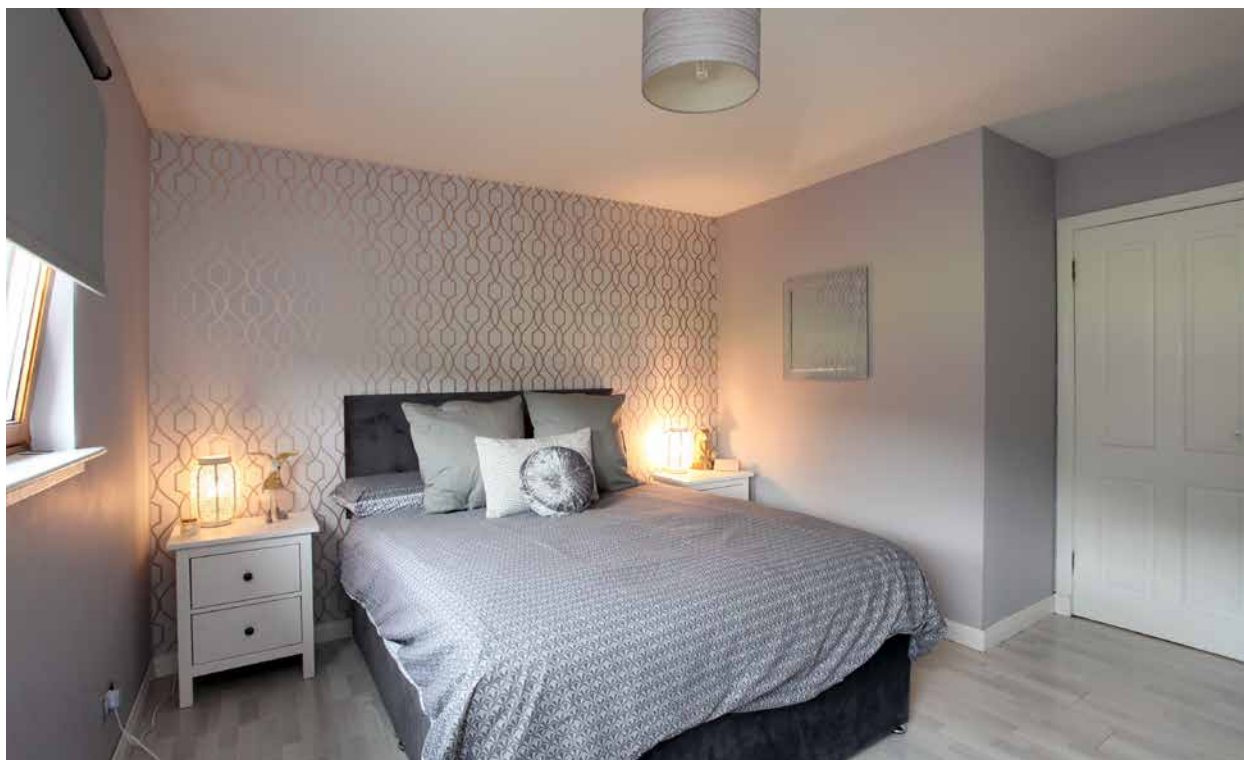
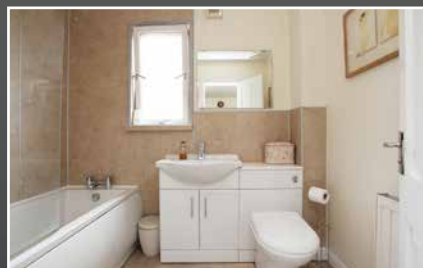
creating a warm and welcoming feel. Double doors open to the dining kitchen, resplendent in cream coloured cabinets with plinth level lighting. The co-ordinating worktops and backsplash add a luxurious look with clean lines. The space is perfect for entertaining or family dining. Double doors allow the flow into the conservatory and onwards to the garden. The addition of the

conservatory adds to the pleasure of the gardens and views to the rear. The upper floor offers three bedrooms and the main bedroom benefits from the addition of built-in wardrobes. The bathroom is fitted with wet wall finish to the walls around the bath and vanity unit and offers a three-piece suite with a shower and glazed screen over the bath.



Externally, a single garage sits at the end of a drive providing excellent off-road parking. The garden to the front is laid mostly to grass for ease of maintenance with a stylish, raised shrub bed. The rear garden boundary is well defined. A neat patio sits outside the conservatory doors and the lawn is well-tended for the kids to play on.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.70m (15'5")
Kitchen	4.80m (15'9") x 4.50m (14'9")
Conservatory	3.00m (9'10") x 2.40m (7'10")
WC	1.35m (4'5") x 0.75m (2'6")
Bedroom 1	3.95m (13') x 3.80m (12'6")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	3.40m (11'2") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: C





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer