

# 56 Somerville Street

BURNTISLAND, FIFE, KY3 9DH



*EXCELLENT TWO BEDROOM  
UPPER FLAT IN WALK-IN CONDITION*



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This popular second-floor apartment is located in the heart of Burntisland and would make a wonderful first-time buyer's purchase or buy-to-let investment. The property is located in a quiet location close to all amenities. The flat has to be viewed to appreciate the space and central location on offer.

The property is presented well throughout and is in excellent order. The apartment has access to a communal stairwell which is well maintained. The main door opens to a welcoming reception hallway and features plenty of storage cupboards. The lounge has a dining area and a picture window immediately drawing your eye to the wonderful views. The modern kitchen has a full range of base and wall-mounted units.











The two bedrooms are double in size and include built-in wardrobes. The bathroom comprises a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer.





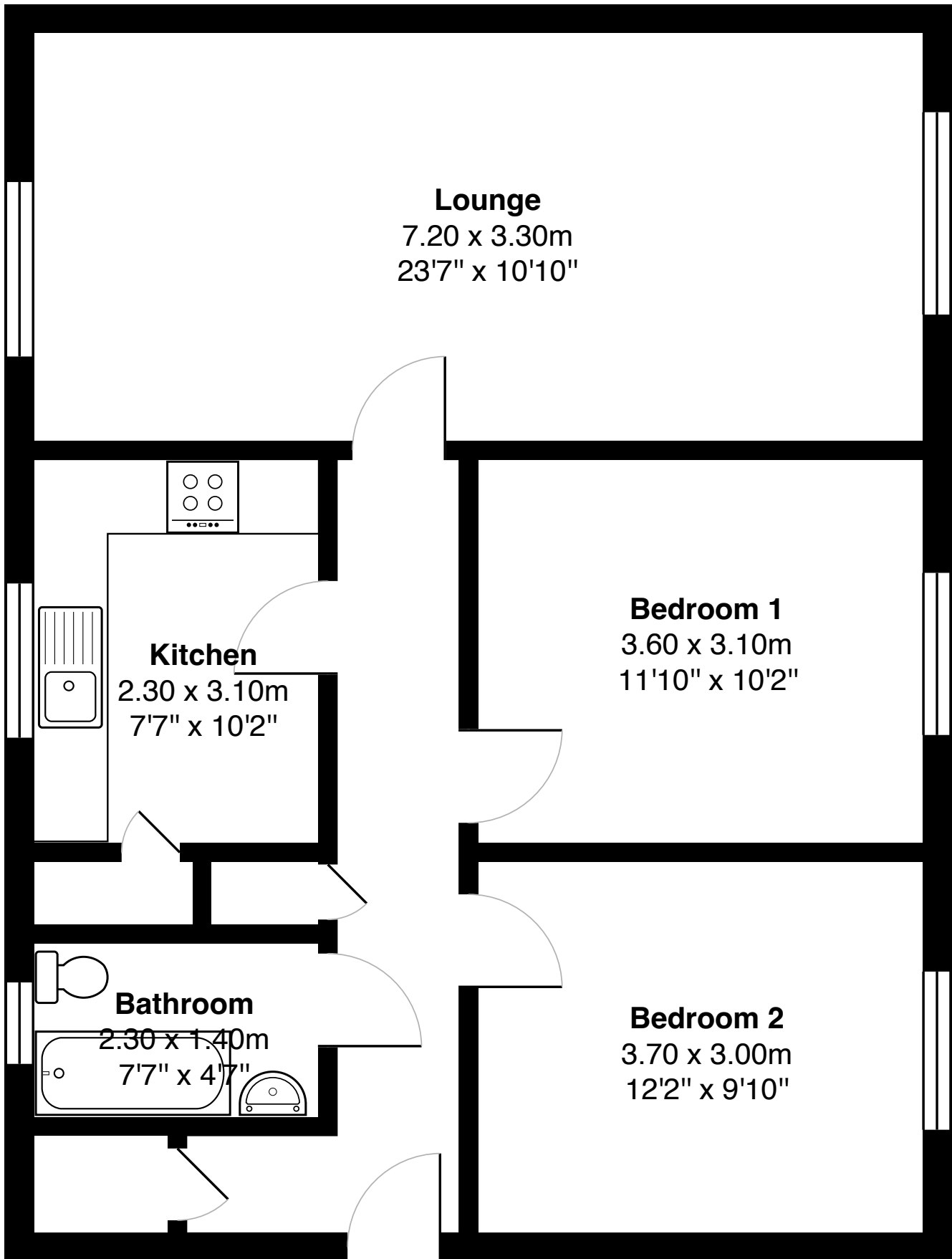


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: C





Gas central heating and double glazing have been installed throughout. There are shared grounds to the rear with ample parking to the front.







Burntisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the Burntisland 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 a 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.

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## The Location





# McEwan Fraser Legal

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