




McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695

16 Fidra Avenue

BURNTISLAND, KY3 0AZ

BURNTISLAND

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

Part exchange available. 16 Fidra Avenue is a modern detached villa located in a highly desirable residential area. Formed over three floors, this five-bedroom villa enjoys a well-positioned plot and was built to a good standard. The beautifully appointed accommodation briefly consists of a lounge, dining kitchen, formal dining room, utility room, cloakroom, five bedrooms, two en-suite and family bathroom.

Views from around Burntisland, including Burntisland Primary School, Swimming Pool, and views from the coast



16 FIDRA

AVENUE

A beautifully appointed five bedroom town house formed over three floors.

The lounge is elegant and comfortable with a feature bay window to the front of the house and glazed, double opening French doors to the dining room. This living space is carpeted for comfort and creates a luxurious and spacious feel. The dining room provides ample space for a dining table, French doors to the garden ensure this is a light filled home. The kitchen/dining room has stylish, modern units at floor and wall levels. Integrated appliances include a dishwasher, gas hob, cooker hood, built-in oven and microwave. A utility room and guest cloakroom add to the functionality with the utility room also having a back door to the garden.

The first floor offers three bedrooms, including the master bedroom, and the family bathroom. The master suite is exquisite with dressing area including a walk-in wardrobe, and en-suite shower room. Bedroom two includes a Juliet style balcony with French doors. The second floor offers two further bedrooms and another shower room. Externally, the garden to the rear is mainly laid to lawn and further benefits from a decked area for outdoor dining and a summer house. To the front, a mono-bloc driveway and garage complete the accommodation on offer with parking for two cars.



LOUNGE / DINER





KITCHEN / UTILITY





BEDROOMS / EN - SUITE





BATHROOM / SHOWER ROOM



DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.55m (11'8")
Dining Room	3.20m (10'6") x 2.60m (8'6")
Kitchen	4.10m (13'5") x 4.05m (13'3")
Utility	1.95m (6'5") x 1.80m (5'11")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
En-suite	2.60m (8'6") x 2.05m (6'9")
Walk in Wardrobe	2.00m (6'7") x 1.60m (5'3")
Bedroom 2	5.35m (17'7") x 2.80m (9'2")
Bedroom 3	4.55m (14'11") x 3.60m (11'10")
Bedroom 4	4.55m (14'11") x 2.80m (9'2")
Bedroom 5	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.90m (9'6") x 2.05m (6'9")
Shower Room	2.50m (8'2") x 1.80m (5'11")
WC	1.80m (5'11") x 0.80m (2'7")

Gross internal floor area (m²): 175m² | EPC Rating: C

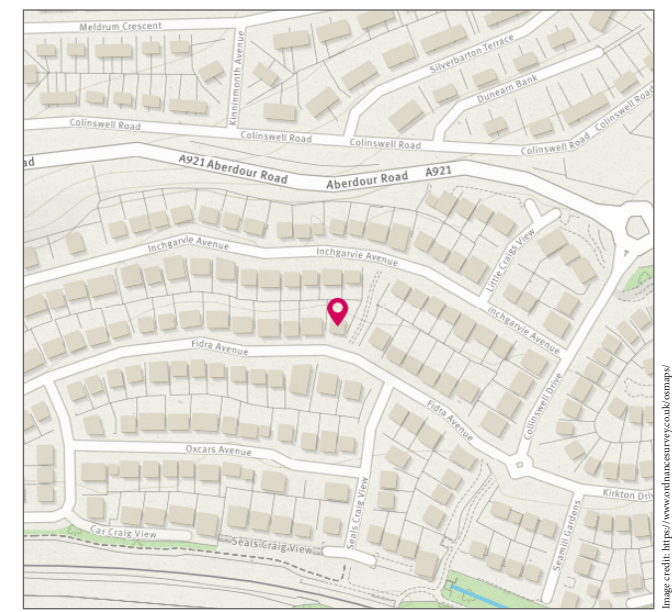


Image credit: <https://www.dunelm.com/property/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

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
ALLY CLARK
Designer

