

44 Inchgarvie Avenue

BURNTISLAND, FIFE, KY3 0BU



Spacious five-bedroom home in an exclusive residential location



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44 Inchgarvie Avenue is a modern split-level detached villa formed over three levels and is located in a highly desirable residential area. This five-bedroom villa enjoys a secluded plot and was built by Stewart Milne Homes to a high standard. This is a sought-after style which is very rarely available.

BEDROOM 5



The well-presented and versatile accommodation briefly contains a lower-level bedroom which is double in size and a handy guest shower room, as well as access to the double garage.

THE SHOWER ROOM & GARAGE





The first floor consists of the stunning lounge which includes a large window flooding the room with natural light. The dining room has patio doors leading to the rear garden grounds. The spacious kitchen/dining room includes stylish fitted units and a complimentary work surface which adds a stylish look and includes integrated appliances and a patio door to the rear garden. There is also a separate utility room which includes complimenting units and a handy WC.

THE WC



THE LOUNGE



THE DINING ROOM



THE KITCHEN/DINER & UTILITY



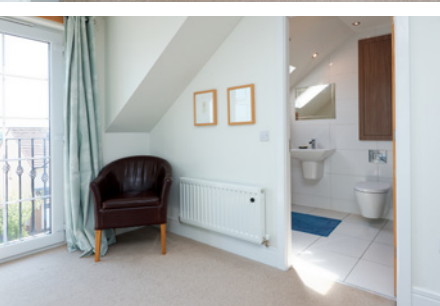


The top floor includes the master double bedroom with en-suite and a walk-in wardrobe. Also, this level includes three additional bedrooms with storage facilities, and the second bedroom also benefits from an en-suite shower room. On the upper level, there is also a family bathroom.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



the second bedroom also benefits from an en-suite shower room



BEDROOM 3

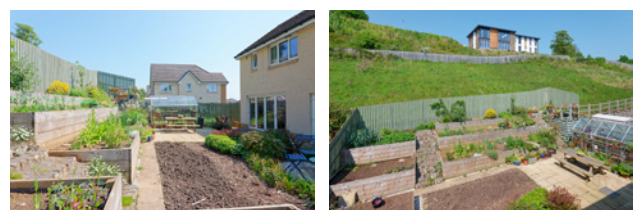


BEDROOM 4



Externally, the garden to the rear is mainly laid to lawn and further benefits from a patio area for outdoor dining. A mono-bloc driveway and an integral double garage complete the accommodation on offer. The property has gas central heating and double glazing installed throughout. Early viewing is highly recommended to fully appreciate this fantastic flexible accommodation on offer.

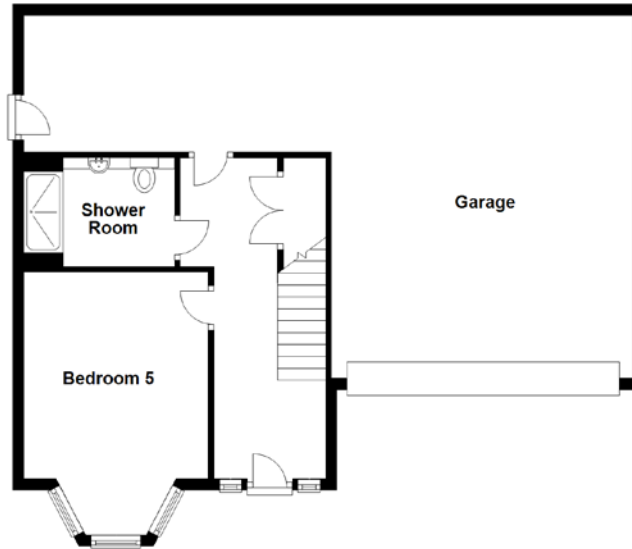
EXTERNALS



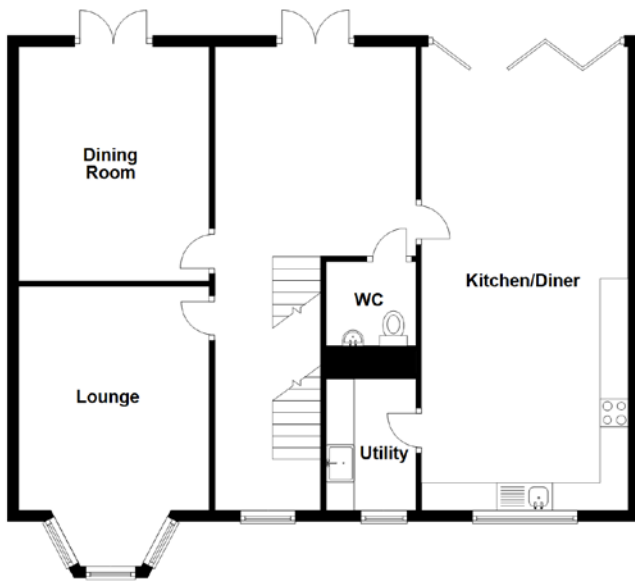


FLOOR PLAN & DIMENSIONS

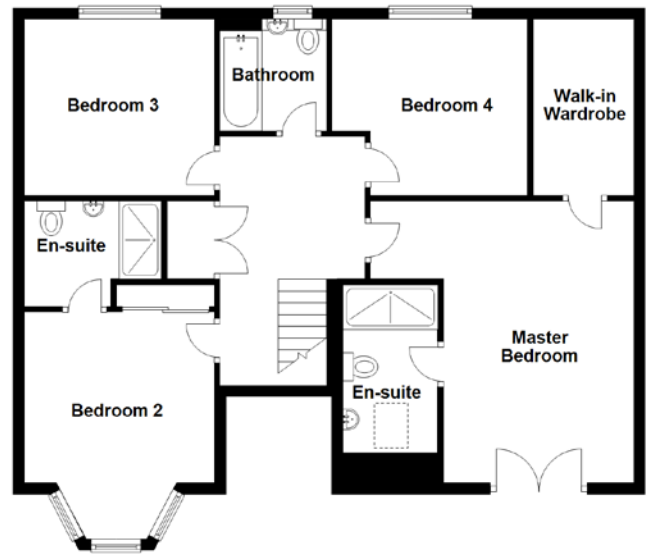
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Bedroom 5	4.70m (15'5") x 3.30m (10'10")
Shower Room	2.70m (8'10") x 1.95m (6'5")
Garage	10.90m (35'9") x 6.50m (21'4")
First Floor	
Lounge	5.30m (17'5") x 3.40m (11'2")
Dining Room	4.20m (13'9") x 3.40m (11'2")
Kitchen/Diner	8.30m (27'3") x 3.70m (12'2")
Utility	2.35m (7'9") x 1.60m (5'3")
WC	1.60m (5'3") x 1.50m (4'11")

Second Floor	
Master Bedroom	4.80m (15'9") x 4.70m (15'5")
En-suite	3.55m (11'8") x 1.70m (5'7")
Walk-in Wardrobe	3.15m (10'4") x 1.80m (5'11")
Bedroom 2	4.15m (13'7") x 3.40m (11'2")
En-suite	2.45m (8'1") x 1.90m (6'3")
Bedroom 3	3.40m (11'2") x 3.15m (10'4")
Bedroom 4	3.50m (11'6") x 3.15m (10'4")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 239m² | EPC Rating: B

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.

THE LOCATION

Burrtisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the Burrtisland 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 to the south and there are regular bus services.



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