

192A High Street

BURNTISLAND, FIFE, KY3 9AH



*OFFERS SPACIOUS AND FLEXIBLE ACCOMMODATION
AND RETAINS MANY PERIOD FEATURES*



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192A High Street is a beautiful second-floor flat. The property itself has been well maintained and is in walk-in condition throughout. It offers spacious and flexible accommodation and retains many period features. The location is central with delightful sea views.

The property is accessed via its own front door into a communal stairway. The hallway provides access to all rooms. The modern kitchen features multiple wall and base-mounted storage units, a modern work surface and a hob with a breakfast area and space for a dining table. There is also a useful storage cupboard/pantry. The lounge area has ample room for two large sofas with dual windows flooding the room with natural light.

The Property





The spacious first bedroom features a large window that floods the room with light and built-in storage. The second bedroom is a generous double with adequate space for free-standing furniture. The third bedroom is currently being used as an office space.



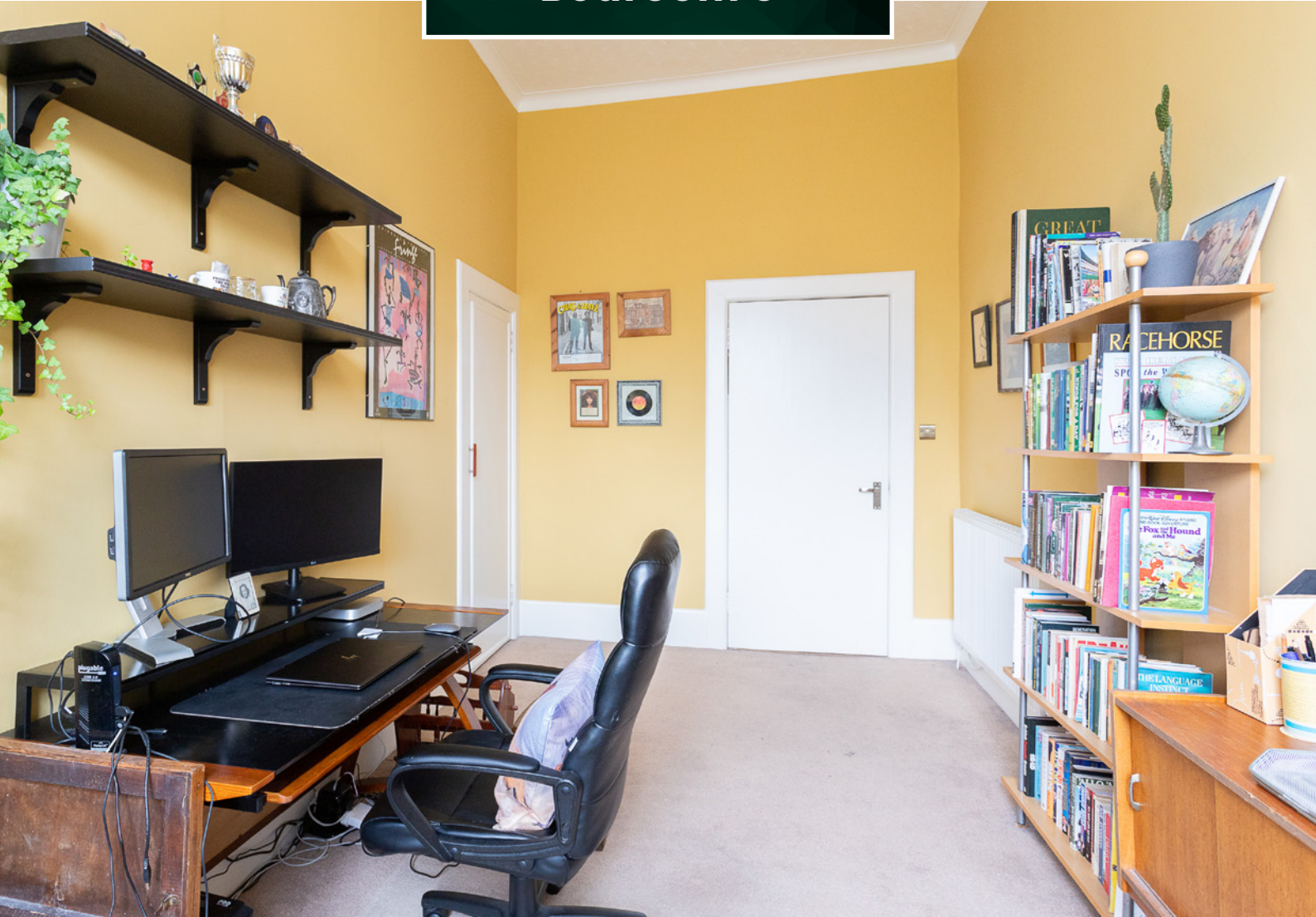


Bedroom 2





Bedroom 3



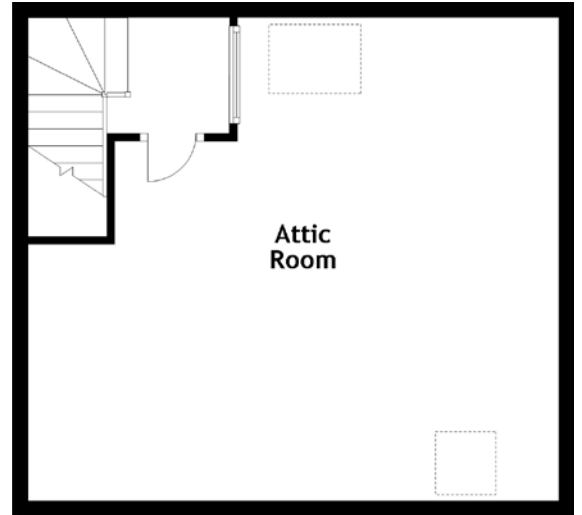
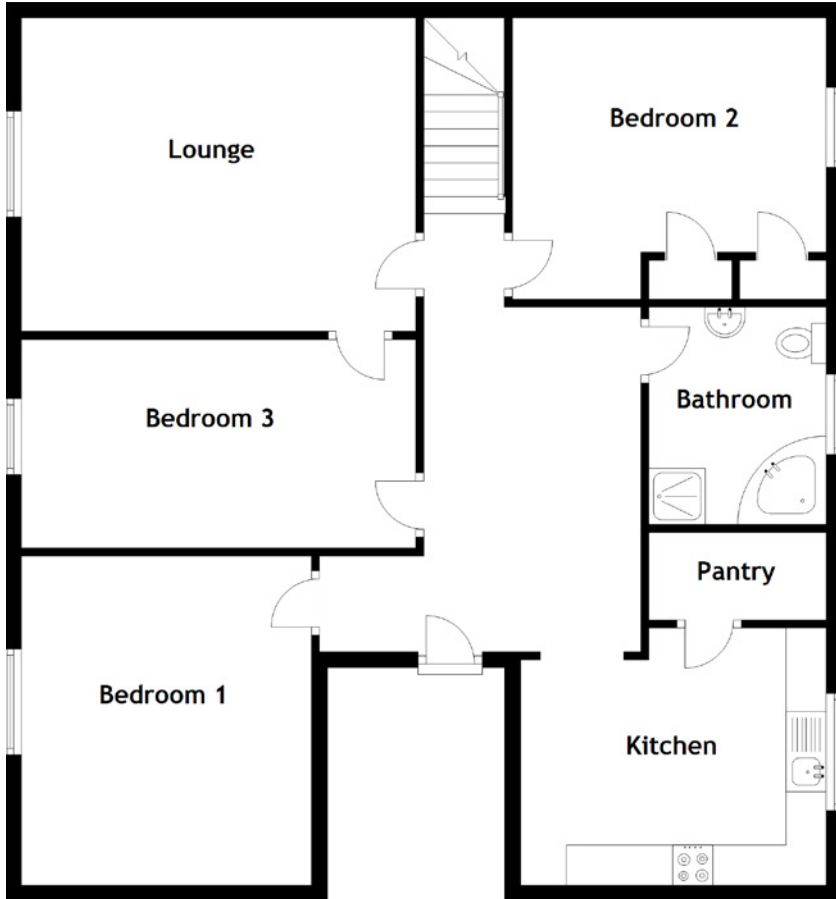


The property is completed by the modern bathroom, which features a basin, toilet and a separate shower.



The hallway gives access to the upper level which can also give you a further bedroom with a en-suite with the correct planning application. The property further benefits from gas central heating. This is a must-see to appreciate the accommodation on offer.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.90m (12'10")	Bathroom	2.70m (8'10") x 2.20m (7'3")
Kitchen	3.80m (12'5") x 3.20m (10'6")	Attic Room	6.60m (21'8") x 6.00m (19'8")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")	Gross internal floor area (m ²): 102m ²	
Bedroom 2	3.90m (12'10") x 3.50m (11'6")	EPC Rating: D	
Bedroom 3	4.90m (16'1") x 2.60m (8'6")		



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 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.

The Location



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