




McEwan Fraser Legal
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62 Kirkton Road
BURNTISLAND, FIFE, KY3 0HB

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

Access is to the rear of the building into the well-maintained hallway in a sought after location with private garden.

Internally the impressive proportions are presented to a high standard and freshly decorated. The lounge is located to the front of the property and features a large window flooding the room with light. The cornice adds to the Victorian drama but this is softened by the contemporary touches of laminate flooring and a built-in fire with surround. The kitchen/dining room is of good proportions and has space for a table and eight chairs. The kitchen offers a wealth of floor and wall mounted units. The family bathroom is on this level and comprises a bath, with shower, basin and WC. A carpeted staircase leads to the upper floor of this maisonette. The master bedroom is spacious and offers spectacular views with a large room leading off. The second bedroom is also a double with panoramic views and again a large room that can be used as an office or snug.

The property also has double glazing and gas central heating.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Living Room 4.80m (15'9") x 3.60m (11'10")
Kitchen 4.80m (15'9") x 3.00m (9'10")
Bathroom 2.60m (8'6") x 2.00m (6'7")

First Floor

Bedroom 1 4.70m (15'5") x 4.50m (14'9")
Bedroom 2 4.50m (14'9") x 3.80m (12'6")
Box Room 1 3.60m (11'10") x 2.00m (6'7")
Box Room 2 3.80m (12'6") x 2.00m (6'7")

Gross internal floor area (m²): 116m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

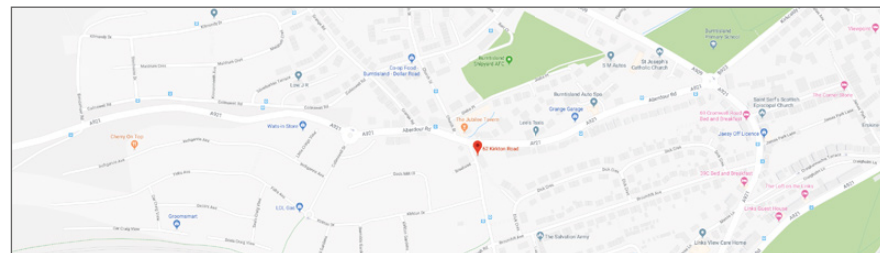
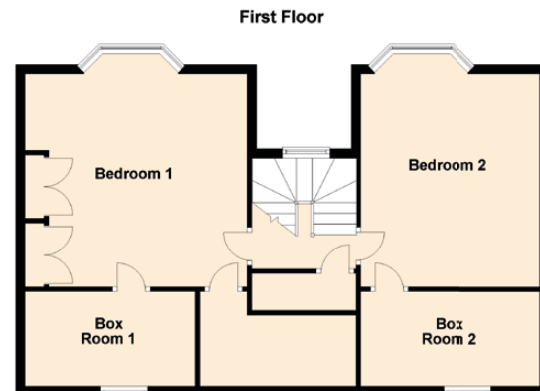
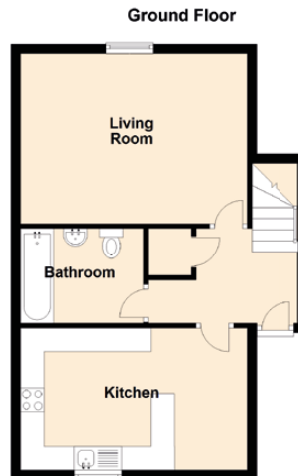


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