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27 Craighkennochie Terrace

BURNTISLAND, FIFE, KY3 9EN



BURNTISLAND

FIFE, KY3 9EN

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



27 CRAIGKENNOCHIE TERRACE

BURNTISLAND, FIFE

HISTORY. The house was built by Marcus – a local builder - circa 1851 for Prof Wm Dick – the founder of the Dick Vet College in Edinburgh and a very prominent citizen of Burntisland. He lived here with his sister Mary and on his death, the house passed to her. Current owners have a copy of the original title deeds for interested parties.

With outstanding views over the Town to the Firth of Forth, this South facing family home sits on an enviable elevated site. The accommodation is spread over four floors adding to the charm and appeal and is offered in a freshly decorated condition. The most obvious feature is the panoramic views both back and front. At the front views are over to Edinburgh and beyond with the ability to see the many cruise ships sailing up and down the river, the 'piece de resistance' is Edinburgh Castle fireworks displays. To the rear of the house, the view is of the Binn Hill. There are no houses on the opposite side of the road and its large gardens mean there are no neighbours to the immediate rear. Internally it retains many features of the Victorian period including elaborate cornicing and deep skirting boards.





It is one of the “hidden gems” in the town sitting in a little known street with wonderful views.

The house is a great family home with 4 bedrooms in the main house and two more in basement number 25. The rooms are large and airy and the large unobstructed windows mean it is always flooded with light. The large formal dining room next to the kitchen means it is great for hosting parties and dinners. The basement has separate access and can be a self-contained flat although it is part of the main house too. Perhaps an ideal Airbnb opportunity for someone?

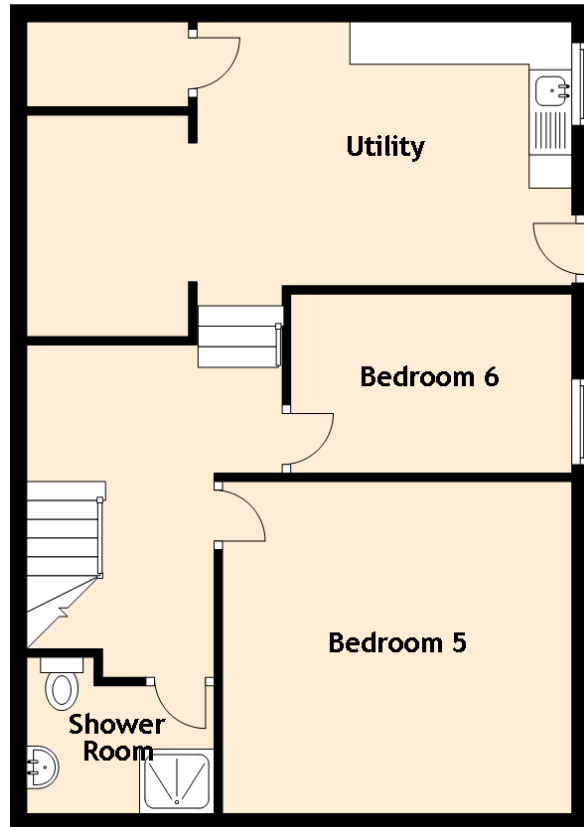
The house is 5 minutes walk from the thriving High Street which is well resourced with butchers, a fish shop, a Co-op, a green-grocers and many other useful suppliers. A 10-minute walk takes you to the train station into Edinburgh in 40 minutes.



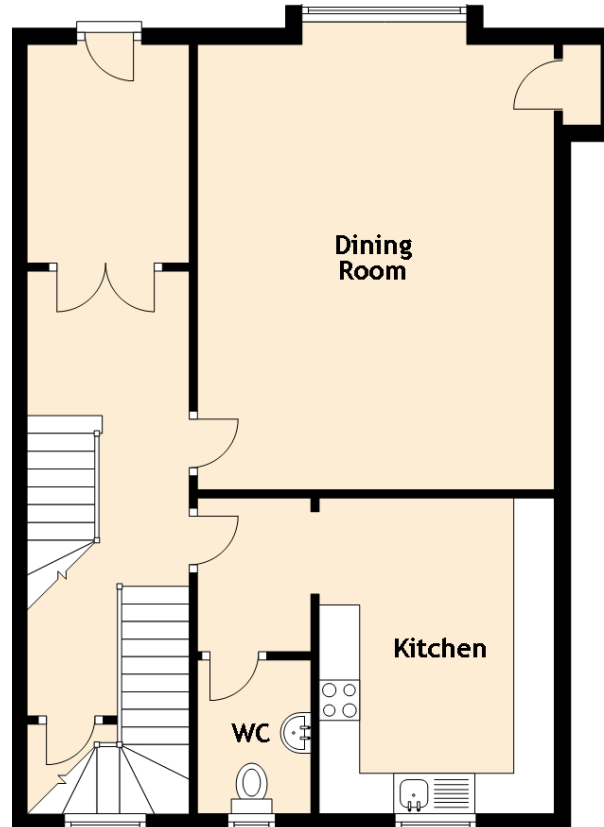
DETAILS

& SPECIFICATIONS

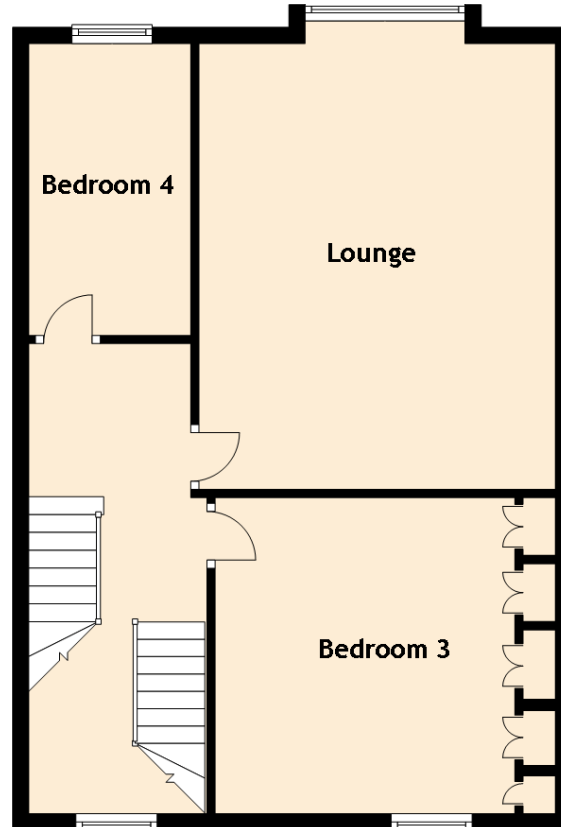
BASEMENT



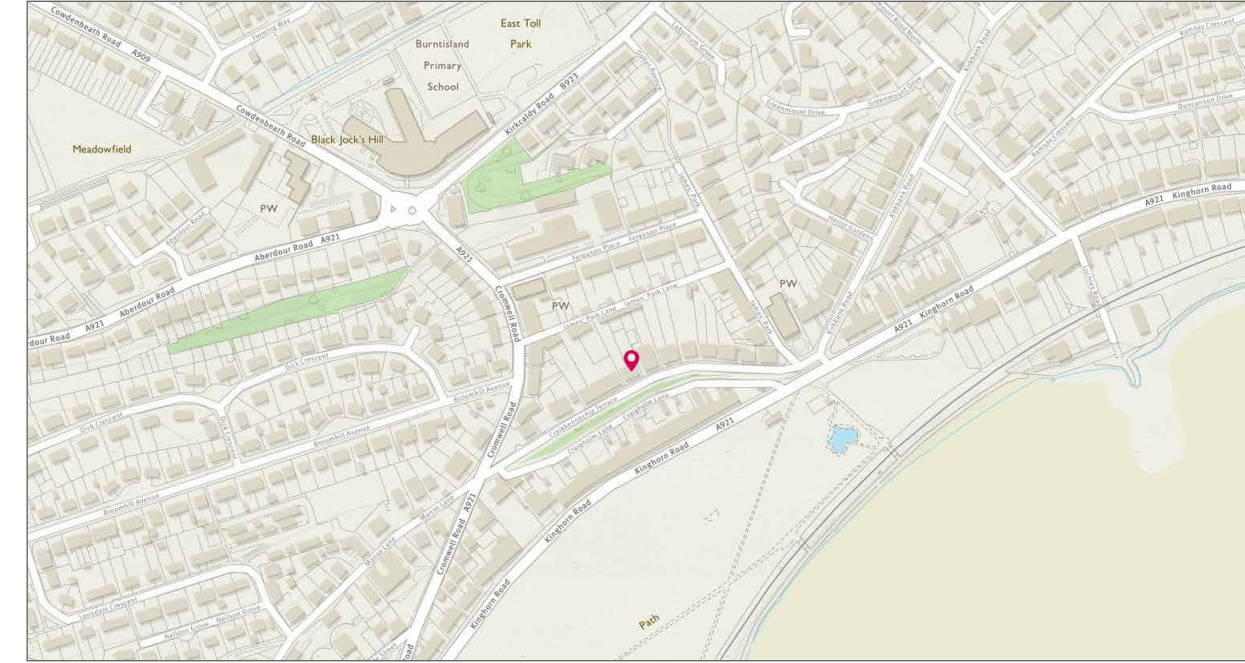
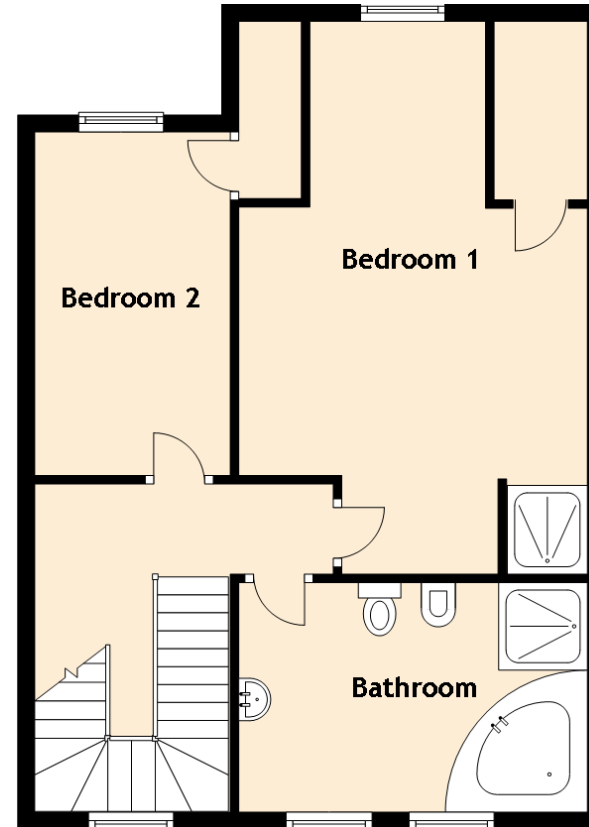
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Approximate Dimensions (Taken from the widest point)

Basement

Bedroom 5	4.10m (13'5") x 3.90m (12'10")
Bedroom 6	3.30m (10'10") x 2.10m (6'11")
Utility	4.40m (14'5") x 3.10m (10'2")
Shower Room	2.20m (7'3") x 1.50m (4'11")

Ground Floor

Dining Room	5.50m (18'1") x 4.40m (14'5")
Kitchen	3.90m (12'10") x 2.90m (9'6")
WC	1.90m (6'3") x 1.20m (3'11")

First Floor

Bedroom 3	4.20m (13'9") x 3.90m (12'10")
Bedroom 4	3.60m (11'10") x 2.00m (6'7")
Lounge	5.50m (18'1") x 4.40m (14'5")

Second Floor

Bedroom 1	6.50m (21'4") x 4.10m (13'6")
Bedroom 2	3.90m (12'10") x 2.30m (7'7")
Bathroom	4.10m (13'5") x 2.70m (8'10")

Gross internal floor area (m²): 247m²

EPC Rating: D




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**Part
 Exchange
 Available**

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