




Solicitors & Estate Agents
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67 Kirkbank Road

BURNTISLAND, FIFE, KY3 9JA



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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 the town, which oozes charm and character, there is a selection of shopping for everyday requirements including a fab fish shop, fruit shop and family butchers as well as a small supermarket. The local primary school is 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.



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McEwan Fraser Legal is delighted to present this exceptional three bedroom Chalet Bungalow in a desirable area of Burntisland. The property is in walk-in condition having been carefully maintained by the current owner. The Bungalow has been cleverly extended to enhance the setting and create an elegant and comfortable home. Internally, the property comprises of:

- Spacious kitchen/ breakfasting room with ample floor and wall units.
- Utility room.
- Family room/dining room. One of the main features of the house is the large garden-room to the rear where you can enjoy relaxing or entertaining, with views of the Binn hill to the back of the house. Perfect in the summer with double doors opening up to the garden and onto the extensive decking. In the winter months, grab a book and curl up in front of a wood-burning stove.
- The lounge sits to the front of the house and offers a multi-fuel stove as a focal point and creates a cosy setting on winter nights. This room could adapt as bedroom four if preferred.
- Three bedrooms, the master bedroom is a fantastic room with the high ceiling and walk-in dressing room with en-suite shower room.
- Family bathroom with three-piece suite and walk-in shower.
- A carpeted staircase rises to the attic floor and bedroom three.





“...ONE OF THE MAIN FEATURES OF THE HOUSE IS THE
LARGE GARDEN-ROOM TO THE REAR WHERE YOU CAN
ENJOY RELAXING OR ENTERTAINING ...”







SPECIFICATIONS & DETAILS

FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Garden Room	5.50m (18'1") x 4.50m (14'9")
Lounge	3.80m (12'6") x 3.60m (11'10")
Kitchen	4.00m (13'1") x 3.80m (12'6")
Utility	3.10m (10'2") x 1.80m (5'11")
Study	3.20m (10'6") x 2.10m (6'11")
Bedroom 1	6.90m (22'8") x 3.40m (11'2")
En-suite	1.90m (6'3") x 1.60m (5'3")
Dressing Area	3.40m (11'2") x 1.60m (5'3")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")
Garage	5.50m (18'1") x 3.10m (10'2")
Bedroom 3	4.40m (14'5") x 3.90m (12'10")

Gross internal floor area (m²): 155m²
EPC Rating: D





Externally, there are gardens to front and back with the back garden decked to create a stunning backdrop for relaxation or family get-togethers. A bar in the corner adds a talking point when friends come round. There is a single garage. The house makes a great family home and the street is in a friendly neighbourhood. You have wooded walks and cycle routes on the door-step and at the end of the street, the golf course is a short walk. Burntisland beach is nearby and there is a local hotel with great food located next to the beach. The Bungalow is located approximately a 15 min walk to the railway station with direct links to Edinburgh. Burntisland is a small town with a great seaside with a swimming pool and plenty of recreational areas. Make sure this one is on your viewing list.

McEwan Fraser Legal

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