




McEwan Fraser Legal
Solicitors & Estate Agents
01592 800 695

29 Aberdour Road
BURNTISLAND, FIFE, KY3 0EL

THE LOCATION

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.



THE PROPERTY

29 Aberdour road is a lovely semi-detached villa with many period features throughout. The property has a grand entrance into the vestibule which in turn leads to the large reception hall with stairs leading to the upper level. The lounge is located to the front of the property with large bay window which floods the room with natural light and feature fire with a lovely surround. There is a stunning family/dining room off the kitchen which has views over the Bin hill, this area has space for a table and eight chairs for more formal dining with family and friends, this is sure to become the hub of the home. The kitchen has newly fitted modern units with access to the rear gardens.

Also located on the ground floor is the four-piece family bathroom. To the upper level, there are three good sized double bedrooms with an impressive master bedroom with bay window and panoramic views of the Firth of Forth. A box room completes the accommodation on the upper level.





THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Family/Dining Room	5.70m (18'8") x 4.55m (14'11")
Lounge	4.82m (15'10") x 4.50m (14'9")
Kitchen	4.60m (15'1") x 2.20m (7'3")
Bedroom 1	5.11m (16'9") x 3.50m (11'6")
Bedroom 2	4.55m (14'11") x 3.50m (11'6")
Bedroom 3	3.12m (10'3") x 2.83m (9'3")
Box Room	2.10m (6'11") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 2.30m (7'7")

Gross internal floor area (m²): 115m²
EPC Rating: E

The property also benefits from gas central heating throughout and enclosed gardens to the front and rear of the property which has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion with delightful views.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01592 800 695
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer