



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**45 Dick Crescent**

BURNTISLAND, FIFE, KY3 OBS



# AREA

## BURNTISLAND

### FIFE

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.



# 45

## DICK CRESCENT

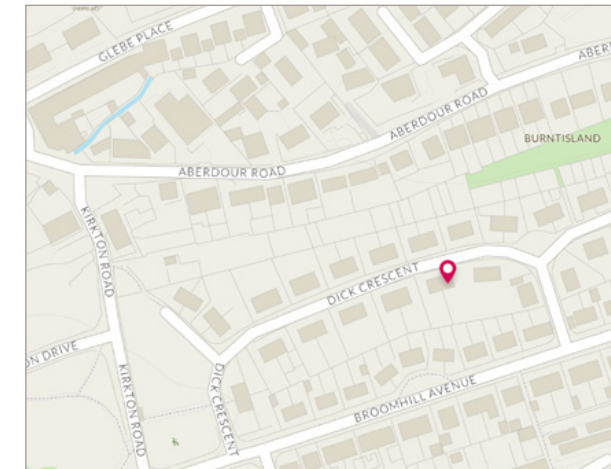
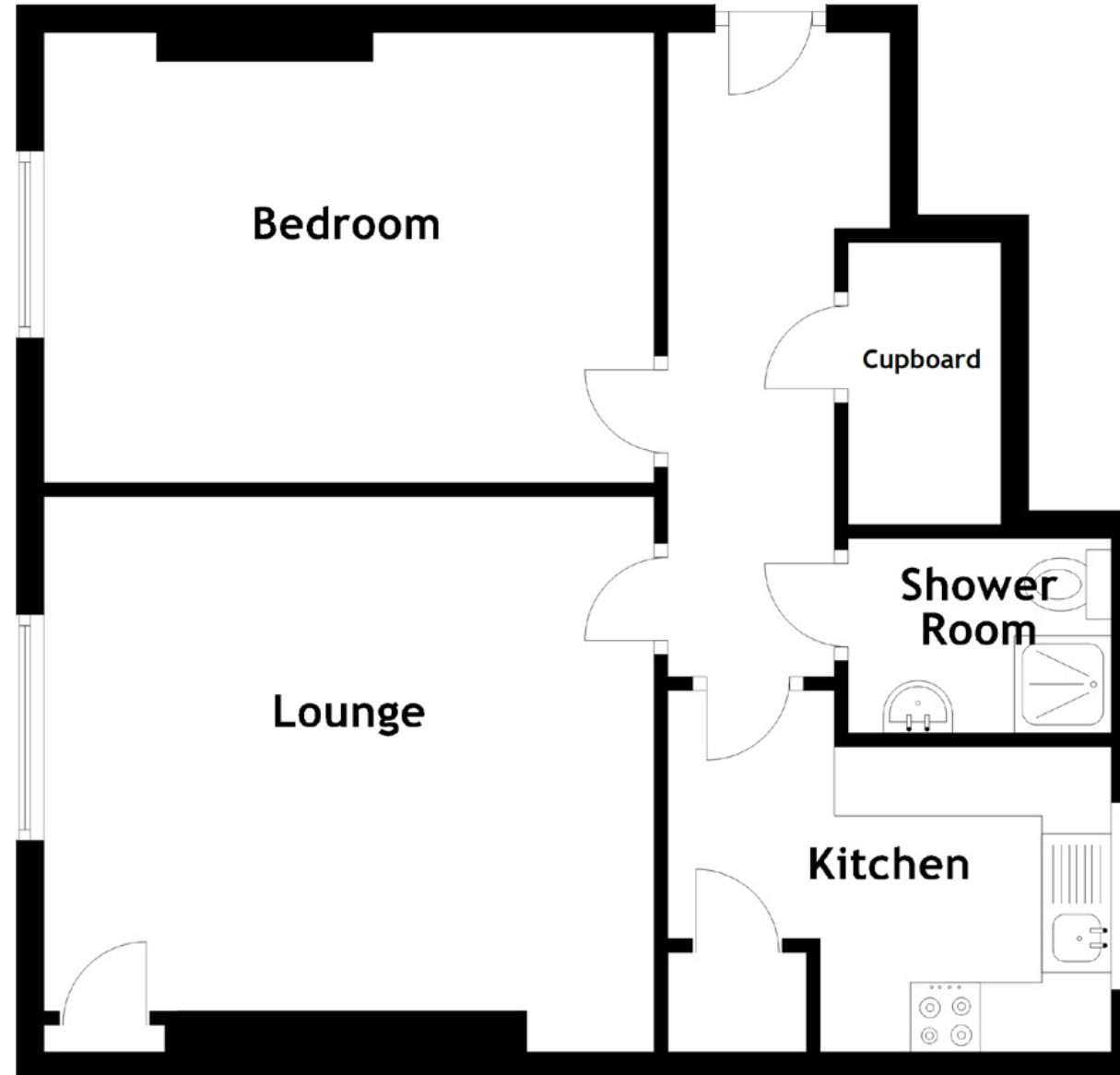
BURNTISLAND, FIFE

45 Dick Crescent is a lovely ground floor flat, situated in the sought-after location of Burntisland. The property is ideally placed for the commuter, with easy access by road and rail. The property has been well maintained by the current owner and is in good condition.

Access is to the side of the building, leading into a spacious hallway with ample storage. The bright and spacious lounge is pleasantly located at the front of the property, with views of the park. The kitchen features a range of floor and wall-mounted units, complete with a double oven and gas hob. The large double bedroom boasts a built-in wardrobe and ample space for free-standing furniture. The family bathroom has a shower, heated towel rail, and partial tiling, which completes the accommodation on offer.

The property benefits from double glazing, gas central heating, and on-street parking to the front of the building. There are well-tended gardens surrounding the property; a private, south-facing garden to the front and a spacious, communal garden to the rear. The property is ideally located on a quiet cul-de-sac, overlooking the park; as residences occupy only one side of the street, the property remains suitably private.





# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'2")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom	4.40m (14'5") x 3.25m (10'8")
Shower Room	1.90m (6'3") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>  
EPC Rating: E



  
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**Part  
 Exchange  
 Available**

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