



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**45 Ramsay Crescent**

BURNTISLAND, FIFE, KY3 9JR





# BURNTISLAND

FIFE, KY3 9JR

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 Rosend 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 RAMSAY CRESCENT

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Entrance to the property is through a double glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window leading out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and a door leading to the rear south facing garden.

The second floor is reached by a staircase and gives access to the family bathroom with a white three piece suite. There are two spacious good sized bedrooms on this level with views across the countryside. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and large Garage with a driveway offering space for four vehicles. This is a must see to appreciate the accommodation on offer.







# SPECIFICATIONS

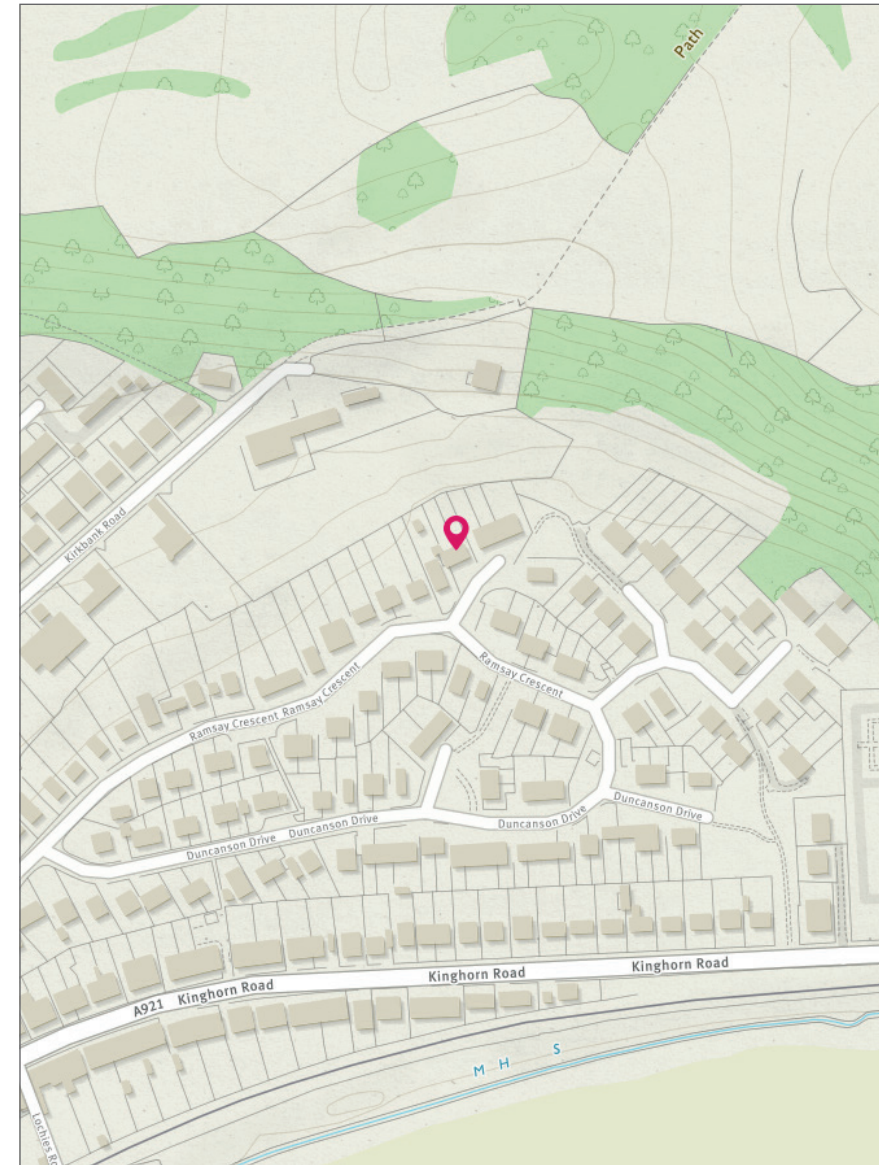
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.10m (10'2")
Kitchen	4.10m (13'5") x 2.60m (8'6")
Utility	2.50m (8'2") x 1.90m (6'3")
Bedroom 1	3.10m (10'2") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 1.60m (5'3")
Garage	5.40m (17'9") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup> | EPC Rating: C







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Photographer



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Designer

