

94 Aberdour Road

BURNTISLAND, FIFE, KY3 0EN



*CENTRALLY LOCATED TWO BEDROOM
APARTMENT WITH EXCELLENT COMMUTER LINKS*



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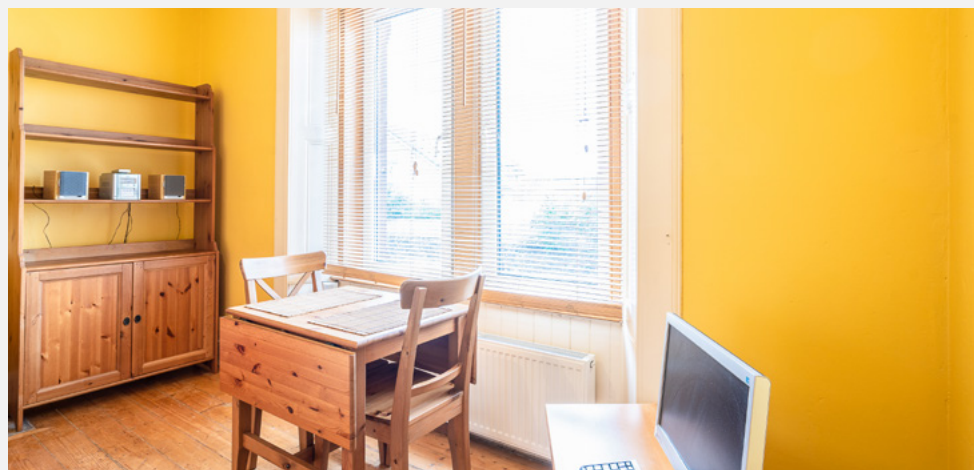




An excellent opportunity has arisen to acquire this highly desirable two-bedroom first-floor main door flat with private storage, well situated within the Burntisland area. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway leading to all rooms from here. A bright and spacious lounge/ diner including original wooden floors, a large window and beautiful period cornicing. There is a modern, partially tiled kitchen with a good range of floor and wall-mounted units. There are two spacious double bedrooms both with double fitted wardrobes providing extra floor space and storage. There is also a three-piece bathroom and a separate shower cubicle completes the stunning accommodation on offer.

This property further benefits from high ceilings, gas central heating and double glazing windows.



the kitchen





bedroom 1





bedroom 2





bathroom

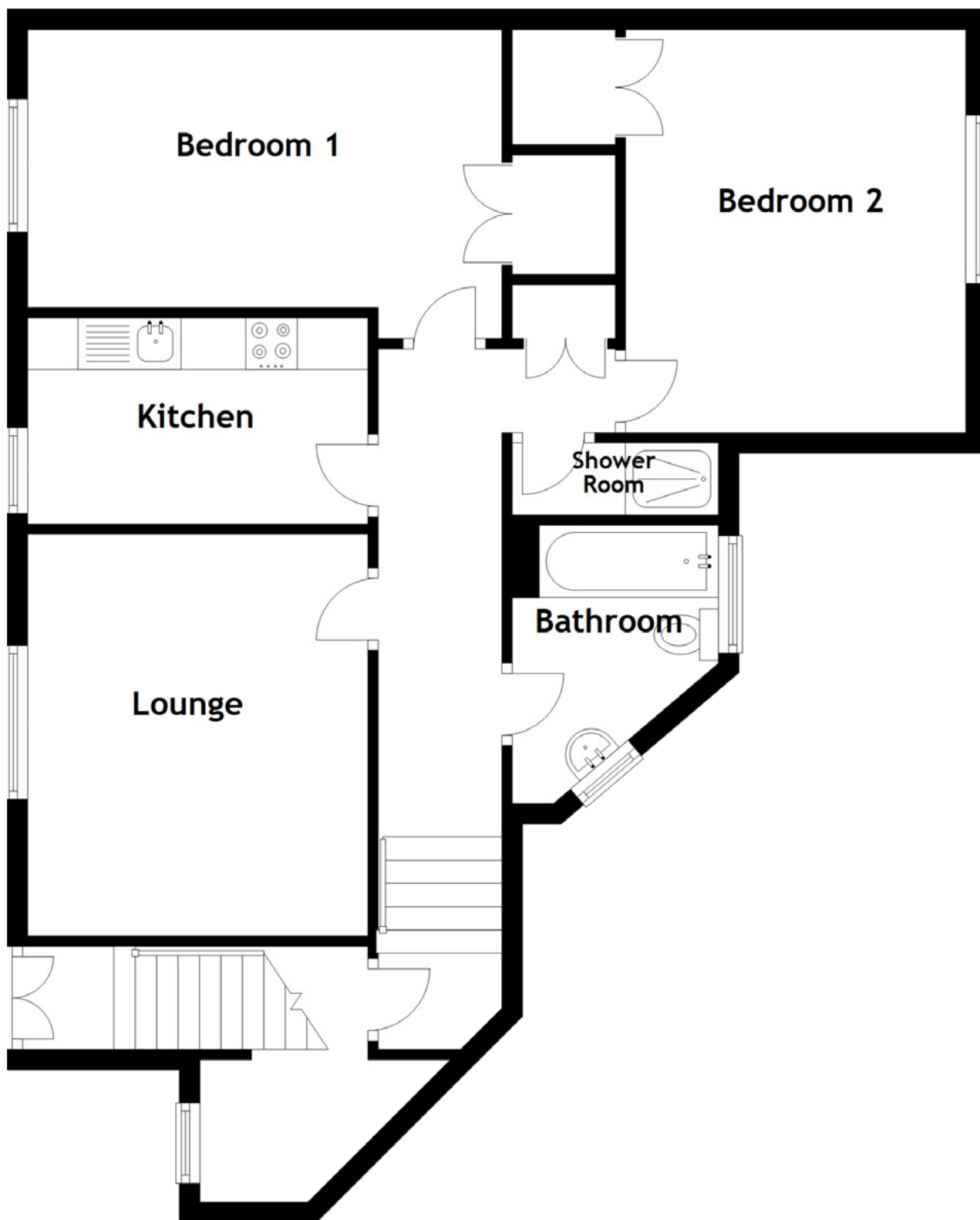






entrance





Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.30m (10'10")	Shower Room	2.00m (6'7") x 0.70m (2'4")
Kitchen	3.30m (10'10") x 2.00m (6'7")		
Bedroom 1	4.60m (15'1") x 3.00m (9'10")	Gross internal floor area (m ²): 83m ²	
Bedroom 2	3.30m (10'10") x 3.30m (10'10")	EPC Rating: D	
Bathroom	2.70m (8'10") x 2.00m (6'7")		



the garden





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.

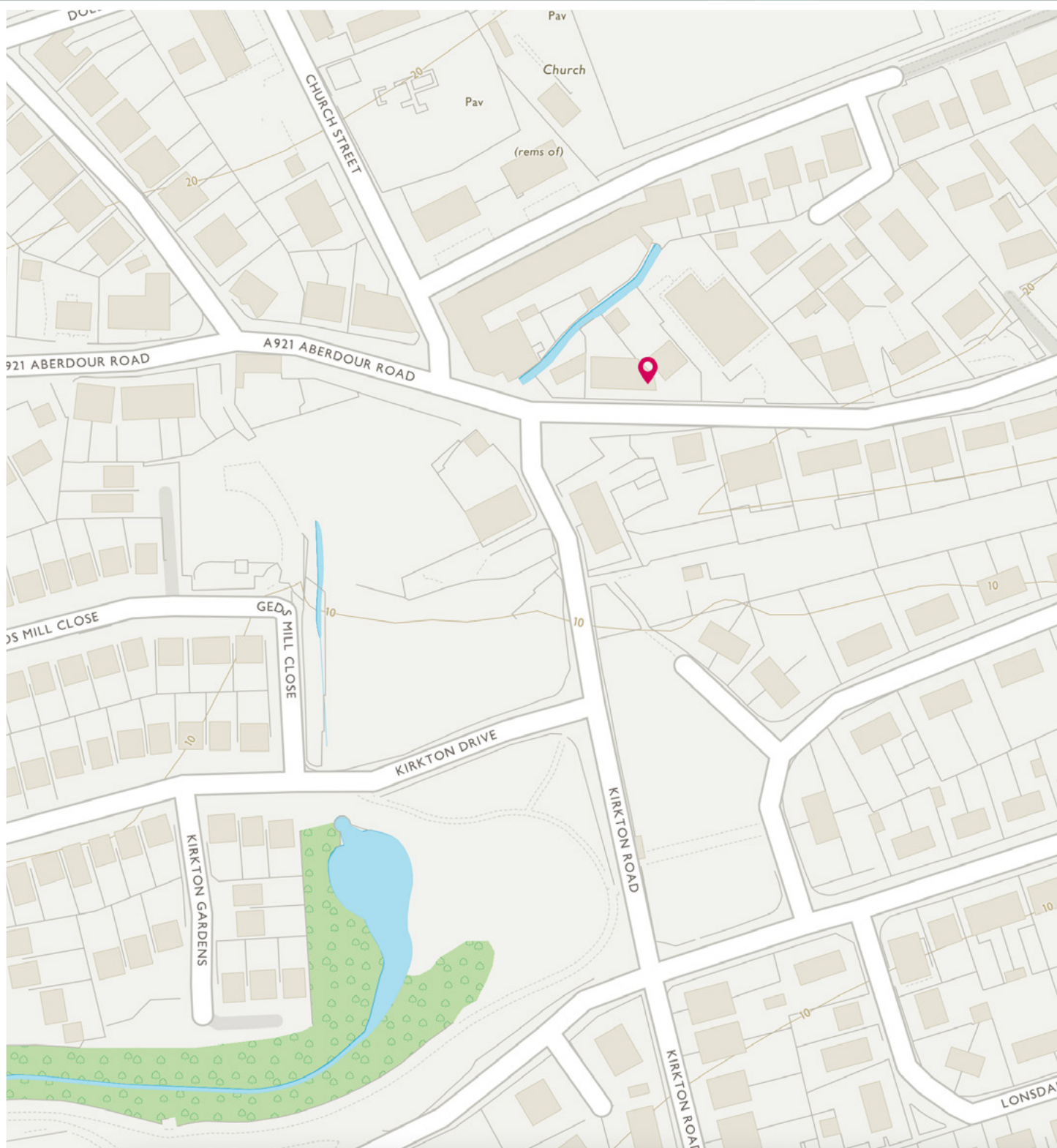


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