

# 41 Craigkennochie Terrace

BURNTISLAND, FIFE, KY3 9EN



MAGNIFICENT FOUR BEDROOM HOUSE WITH  
PANORAMIC VIEWS



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41 Craigkennochie Terrace is a magnificent four-bedroom semi-detached villa with many period features throughout and is in good order.

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. Space is the first thing that catches the eye. The lounge is located to the front of the property with large bay windows which flood the room with natural light. There is a large kitchen area, with space for sitting and dining, this is sure to become the hub of the home. The kitchen has a full range of floor and wall units with views to the rear gardens. The dining room is to the side of the kitchen and with the correct consent, this could be a stunning family/kitchen room.

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**The Lounge**







**Dining Room**





# The Kitchen







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To the upper level, there are three good sized double bedrooms with the impressive master benefiting from stunning panoramic views across to Edinburgh and beyond. The shower room completes the accommodation on the upper level. The property also benefits from a basement that has been converted to offer additional space for those who work from home, on this level, there are two further rooms with access to the large rear gardens. Parking is available on-street and further parking potential at the bottom of the garden area.

There is gas central heating throughout and enclosed gardens to the front and rear of the property. It has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion.

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# Bedroom 1







**Bedroom 2**







**Bedroom 3**







**Shower Room**











Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 4.40m (14'5")
Kitchen	3.70m (12'2") x 3.20m (10'6")
Dining Room	4.60m (15'1") x 3.40m (11'2")
Sitting Room	4.60m (15'1") x 3.40m (11'2")
Utility	4.40m (14'5") x 3.40m (11'2")
Bedroom 1	6.60m (21'8") x 4.40m (14'5")
Bedroom 2	5.00m (16'5") x 3.30m (10'10")
Bedroom 3	3.70m (12'2") x 2.90m (9'6")
Bedroom 4	3.80m (12'6") x 2.90m (9'6")
Shower Room	1.80m (5'11") x 1.70m (5'7")
WC	1.40m (4'7") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): 227m<sup>2</sup>

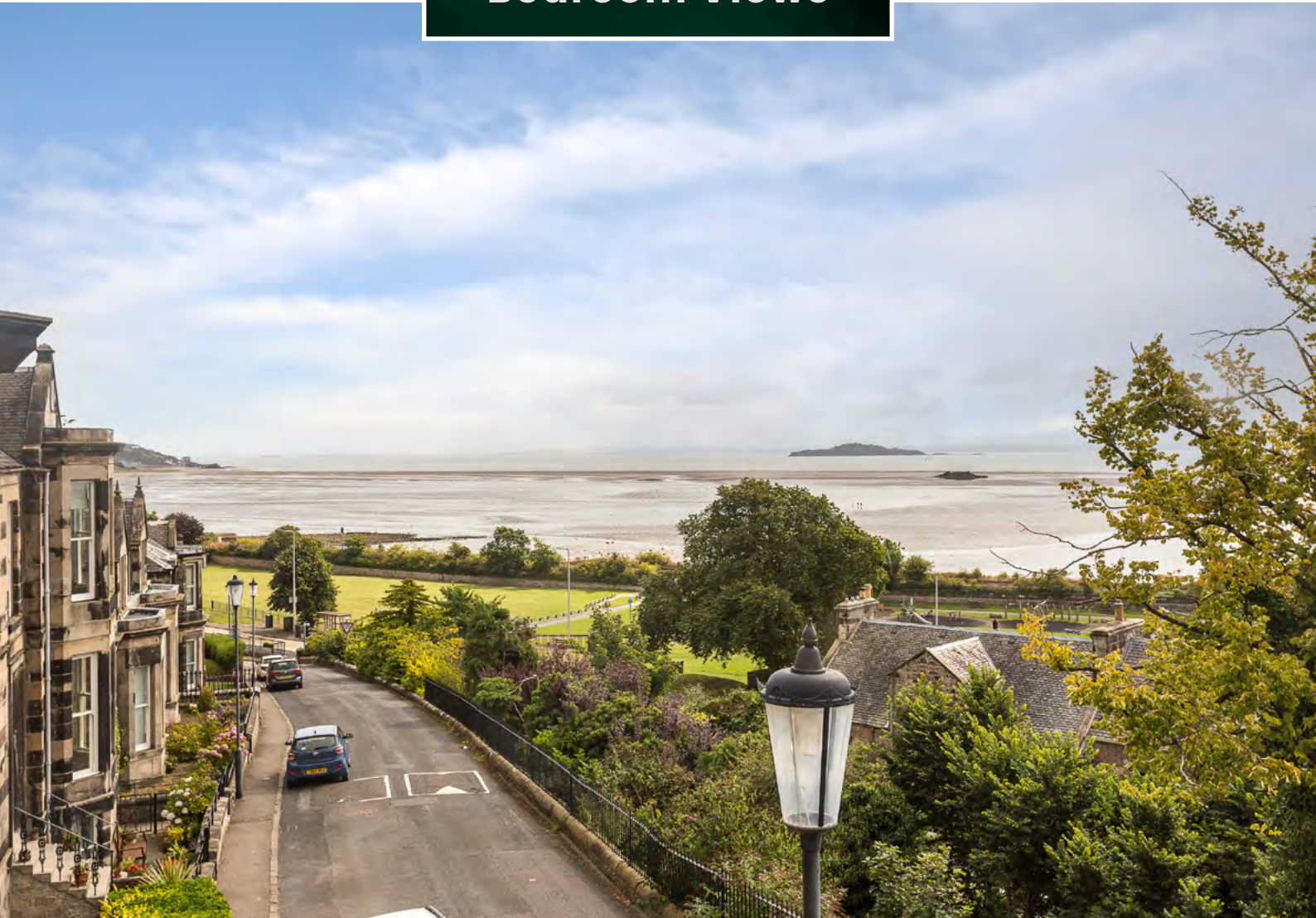
EPC Rating: E







## Bedroom Views





# The Garden







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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 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 is a five minute walk from the thriving High Street which is well resourced with butchers, a fish shop, a Co-op, a green-grocers and many other useful suppliers. A 10-minute walk takes you to the train station into Edinburgh in 40 minutes.

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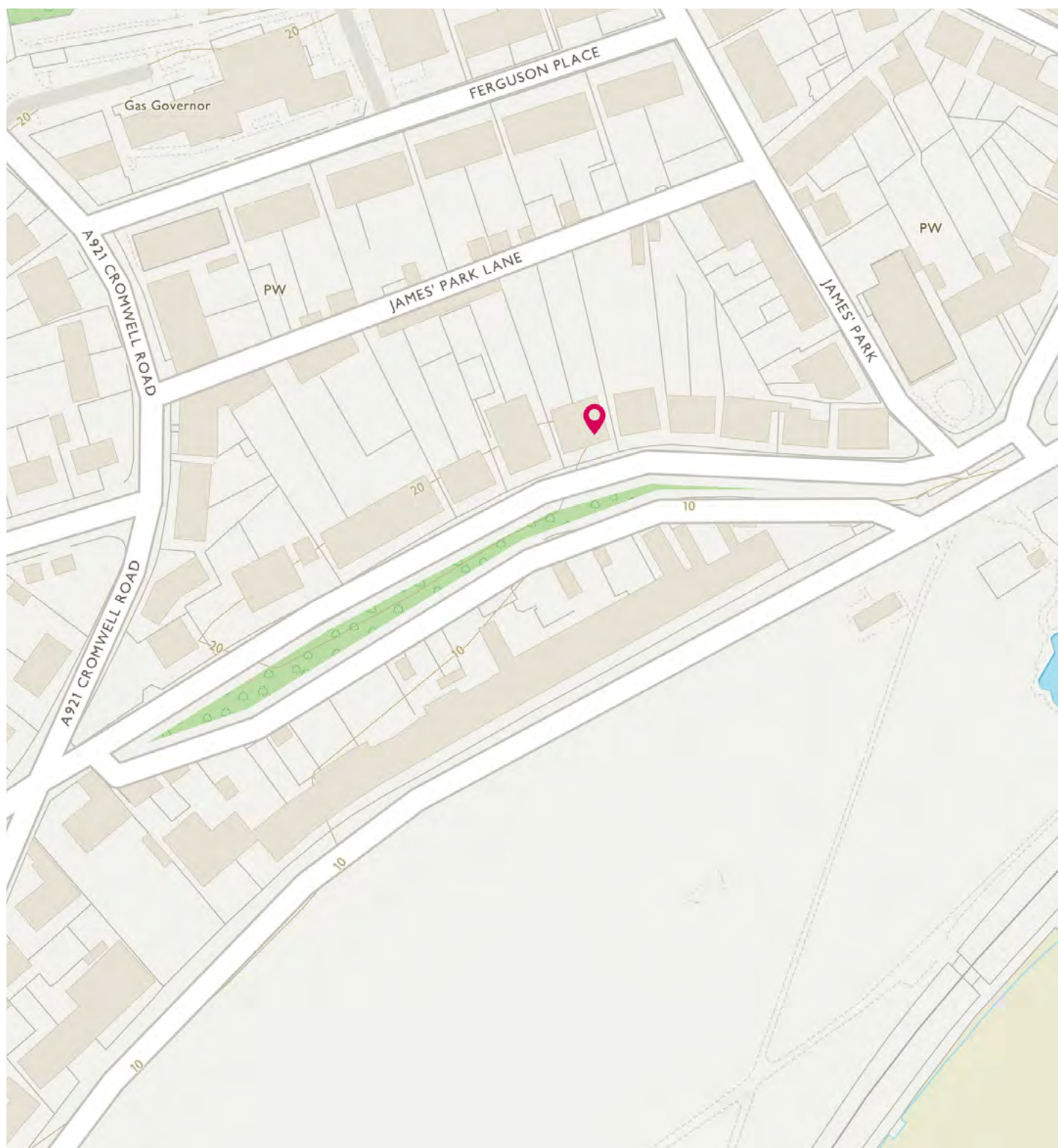


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