

De Heuvel

KIRKBANK ROAD, BURNTISLAND, KY3 9JA


McEwan Fraser Legal
Solicitors & Estate Agents

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This beautifully presented detached house located on large garden grounds offers excellent-sized family accommodation arranged over three levels with fabulous views over the River Forth and is situated in this highly desired area within Burntisland.

We are delighted to offer to the market this superb, four-bedroom, detached house with the added bonus of a carport, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.





THE LOUNGE

Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; Entrance hallway with stairs leading from the hallway with access to all apartments on this level. The immediately impressive lounge with a large picture window displaying views of the Firth of Forth floods the room with natural light.

The patio door leads to the balcony displaying panoramic views. The dining room site is above the lounge and has ample space for a table and eight chairs for a more formal dining experience with friends and family. This area is sure to become the 'hub' of the home and the perfect place to unwind.



THE KITCHEN, UTILITY & SHOWER ROOM

The kitchen/breakfast area has been fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace.

The kitchen also features a spiral staircase that connects to the utility room. The utility room has a large storage cupboard and a three-piece shower room.



THE BEDROOMS

There are four large bedrooms all double in size, two of which have built-in wardrobes. The master bedroom has a dual aspect and offers a large en-suite bathroom and dressing area.

Bedroom 2 also features dual aspect windows, a door leading to the garden, a separate dressing area and access to a contemporary fully tiled four-piece Jack and Jill en-suite shower room.

There is generous storage found throughout the property and this completes the impressive accommodation internally.







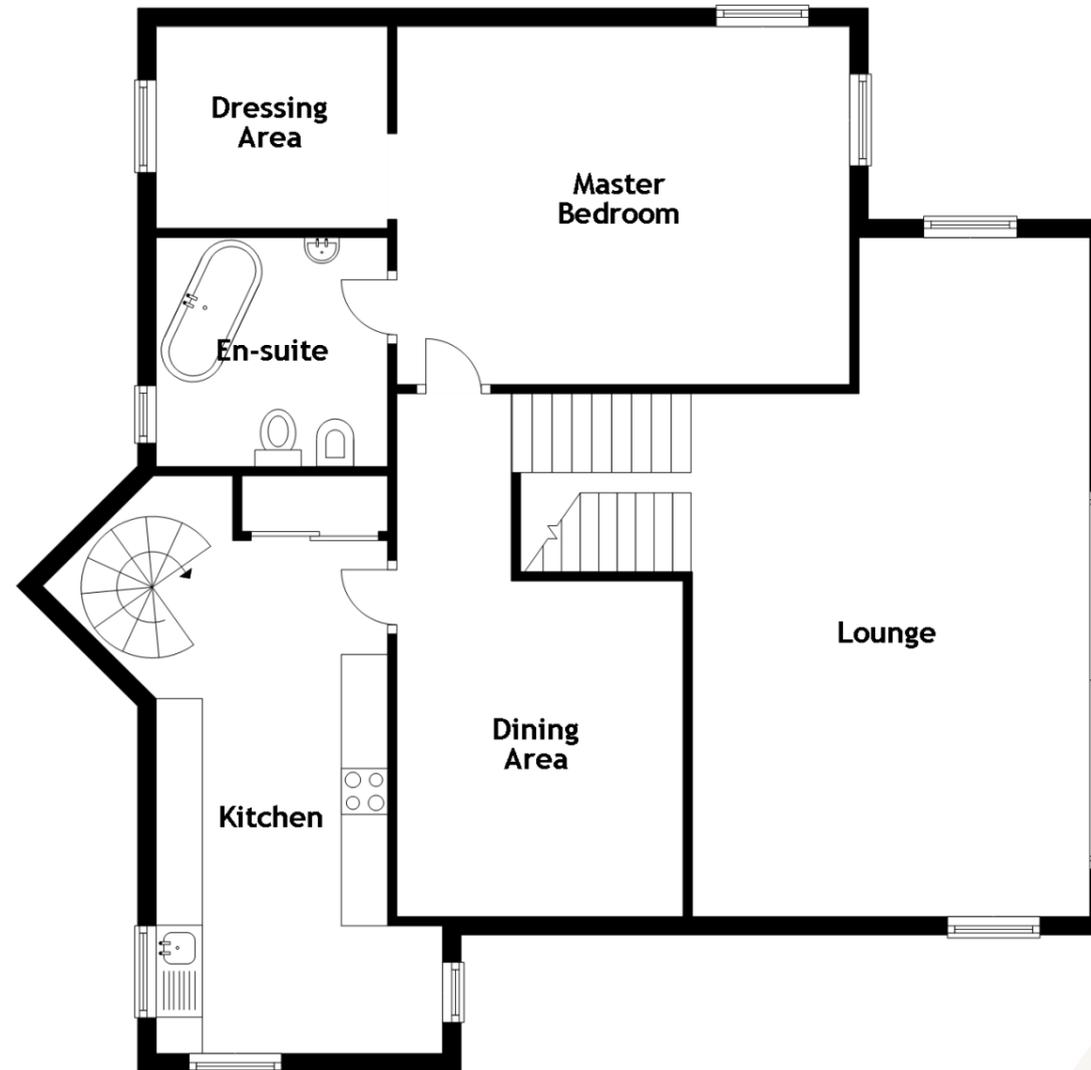
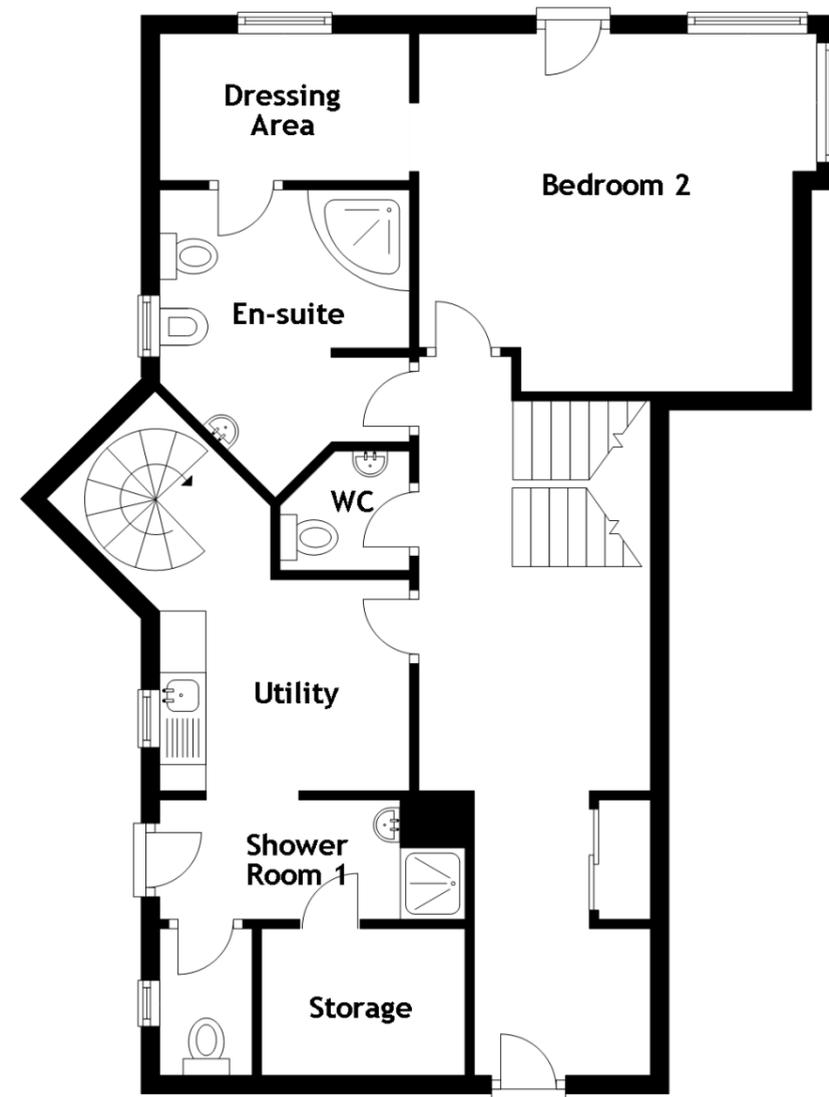
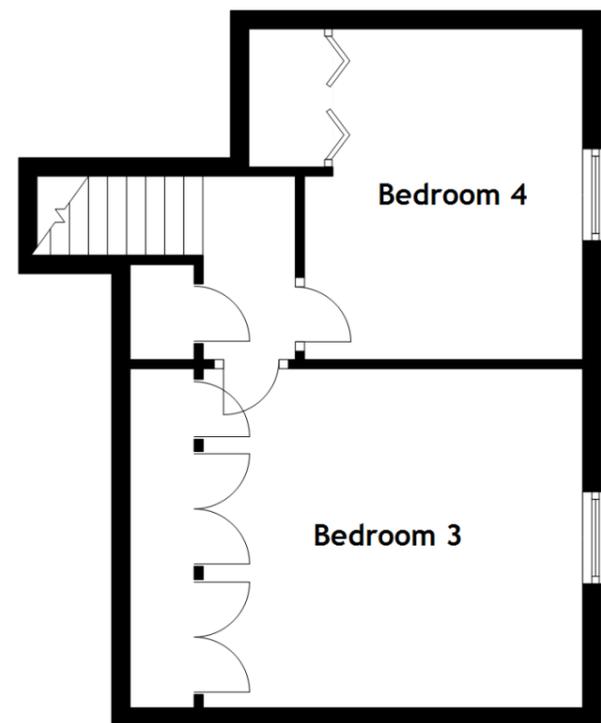
THE GARDENS

There are well-tended gardens wrapping around the property. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for ample vehicles. The rear garden is fully enclosed and provides a safe environment for animals and children. The high specifications of this family home also benefit from double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the accommodation on offer.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.30m (14'1")
Dining Area	5.70m (18'8") x 3.10m (10'2")
Kitchen	6.30m (20'8") x 3.10m (10'2")
Utility	2.70m (8'10") x 2.30m (7'7")
Shower Room	3.30m (10'10") x 1.30m (4'3")
WC	1.40m (4'7") x 1.30m (4'3")
Master Bedroom	4.90m (16'1") x 3.90m (12'10")
En-suite	2.50m (8'3") x 2.50m (8'2")
Dressing Area	2.50m (8'3") x 2.20m (7'3")
Bedroom 2	4.30m (14'1") x 3.90m (12'10")
Dressing Area	2.70m (8'10") x 1.60m (5'3")
En-suite	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	4.10m (13'5") x 3.69m (12'1")
Bedroom 4	3.60m (11'10") x 3.00m (9'10")
Storage	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²): 198m² | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

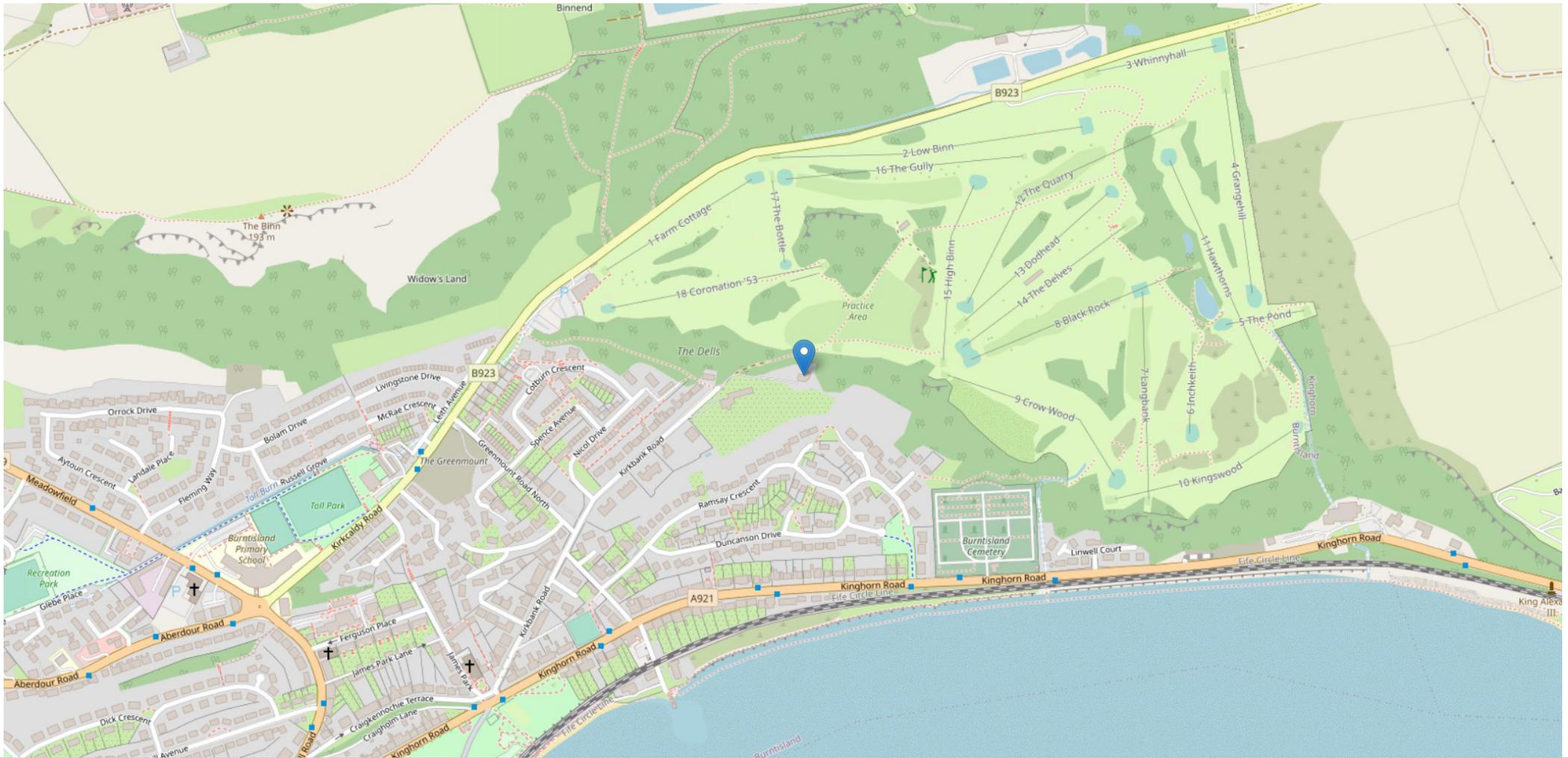
The Location

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.







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