



THE OLD SCHOOL HOUSE

3 EAST LEVEN STREET, BURNTISLAND, FIFE, KY3 9DX

**McEwan Fraser Legal**
Solicitors & Estate Agents



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 TO THE SOUTH AND THERE ARE REGULAR BUS SERVICES. BURNTISLAND IS A STRONG COMMUNITY WITH PLENTY TO KEEP ONE OCCUPIED AND ALWAYS SOMETHING TO DO OR SEE.

UNIQUE IS AN UNDERSTATEMENT WHEN USED TO DESCRIBE THIS AMAZING HOME THAT BURSTS WITH CHARACTER IN EVERY NOOK AND CRANNY. THE HEAVY MIX OF STONE AND WARM WOODEN TONES ADD TO THE SENSE OF SOLIDITY AND PERMANENCE OF THIS RESIDENCE. BEAUTIFULLY MAINTAINED AND PRESENTED, THE HOUSE BELIES ITS FRONT-MOST FAÇADE WITH ACCOMMODATION SPREAD OVER THREE FLOORS.





NOT AN INCH OF SPACE HAS BEEN WASTED AND THIS HOME HAS BEEN CLEVERLY DESIGNED TO PROVIDE SNUG CORNERS TO READ A BOOK OR A PLACE TO PLAY THE PIANO. THERE ARE SOME UNUSUAL FEATURES THAT A NEW OWNER MIGHT LIKE TO TAKE UP THE CHALLENGE OF SLIGHT RE-DESIGN AND THEREBY ADDING THEIR STAMP ON THE HISTORY OF THIS PROPERTY. ONE SUCH FEATURE IS THE CONTRA-CURRENT SWIM POOL AND JACUZZI THAT SIT JUST OFF THE KITCHEN, IN THIS OPEN PLAN KITCHEN, LIVING, DINING SPACE (WITH UNDERFLOOR HEATING) WHICH HAS CLOISTER-LIKE ARCHES THAT MAKE UP THE WHOLE OF THE GROUND FLOOR. THE POOL HAS BEEN DRAINED AND COVERED WITH A FLOOR AS THE CURRENT OWNERS HAVE SMALL CHILDREN BUT ANOTHER SOLUTION WOULD BE TO INSTALL PARTITION WALLS IN EITHER A CONTEMPORARY GLASS OR SOME OTHER MEDIUM. THE KITCHEN ALSO BOASTS AN AGA. THERE IS A UTILITY ROOM AND A SHOWER ROOM, HANDY FOR THE POOL. THREE SETS OF FRENCH DOORS FROM THE LIVING SPACE AND POOL OPEN TO THE GARDEN.









THE MIDDLE FLOOR IS LEVEL WITH THE FRONT ENTRANCE AND INCLUDES THE SITTING ROOM AND TWO BEDROOMS WHICH SHARE A "JACK AND JILL" BATHROOM. ONE OF THESE BEDROOMS IS CURRENTLY UTILISED AS A WORKSHOP BUT THIS CAN BE RESTORED TO A BEDROOM EASILY. THE UPPER FLOOR HAS THREE FURTHER BEDROOMS AND A SHOWER ROOM. THE MASTER BEDROOM HAS ANOTHER UNUSUAL FEATURE OF A FREE-STANDING BATH IN THE ROOM AND A 'WALK-IN' CLOSET.





PARKING IS AVAILABLE NEARBY AND THE RESIDENTS PERMIT SCHEME IS COMING INTO FORCE IN OCTOBER 2019.

THE TRAIN STATION IS A FEW MINUTES WALK FROM THE HOUSE MAKING THIS AN IDEAL COMMUTER LOCATION AND THE PARK AND BEACH ARE JUST AT THE END OF THE ROAD. IF YOU ARE AN AFICIONADO OF A PERIOD PROPERTY, THIS IS ONE FOR YOU. IF YOU ARE LOOKING FOR A STYLISH, ELEGANT AND QUIRKY RESIDENCE OF CHARACTER, THIS IS ALSO A HOME FOR YOU. IF YOU ARE LOOKING FOR SPACE TO SPREAD OUT IN OR ENTERTAIN FROM...BE QUICK. THIS HOME IS EXQUISITE.



**APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)**

LOWER FLOOR

LOUNGE AREA	12.20M (40') X 2.90M (9'6")
KITCHEN/DINER	10.90M (35'9") X 3.80M (12'6")
SHOWER ROOM	2.50M (8'2") X 1.20M (3'11")
UTILITY	2.30M (7'6") X 1.90M (6'3")

GROUND FLOOR

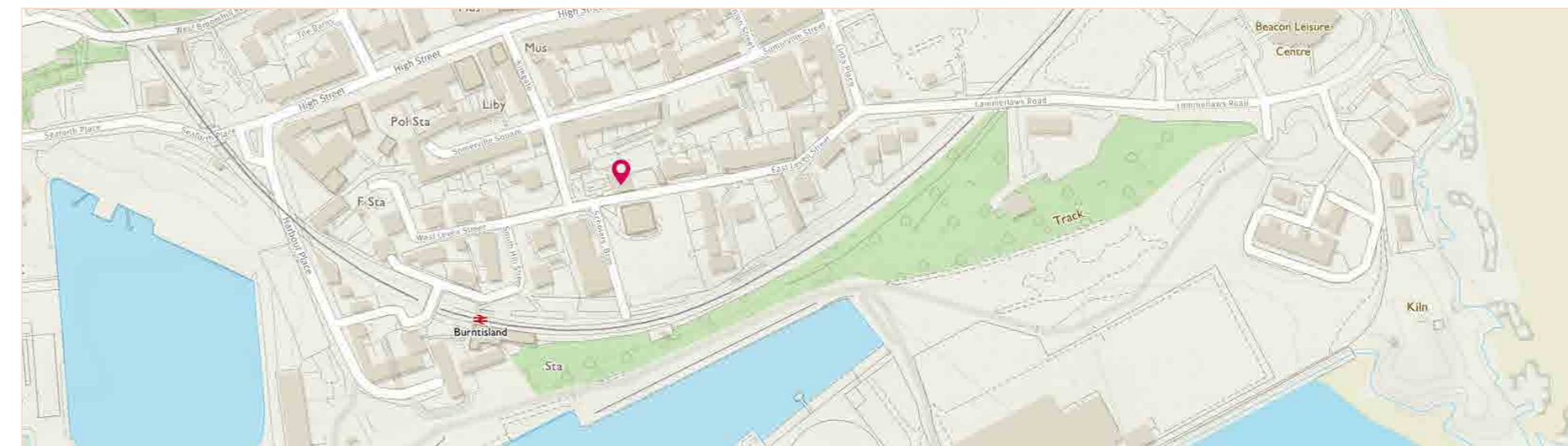
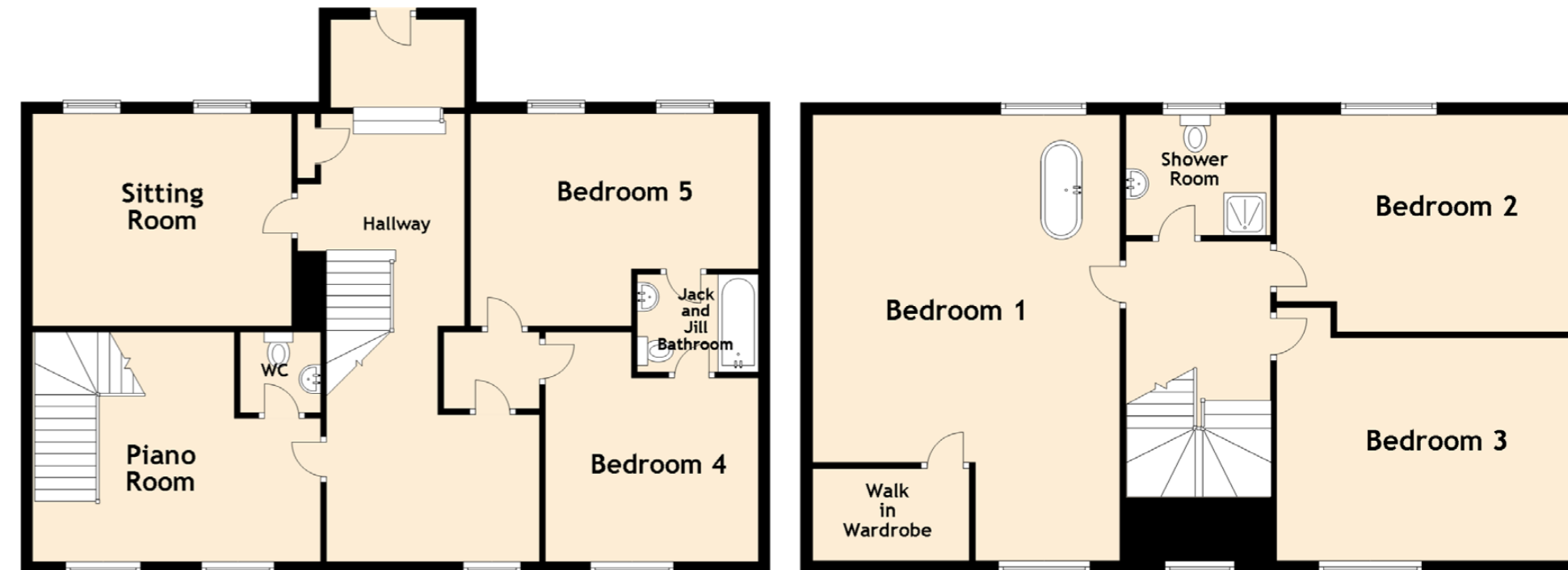
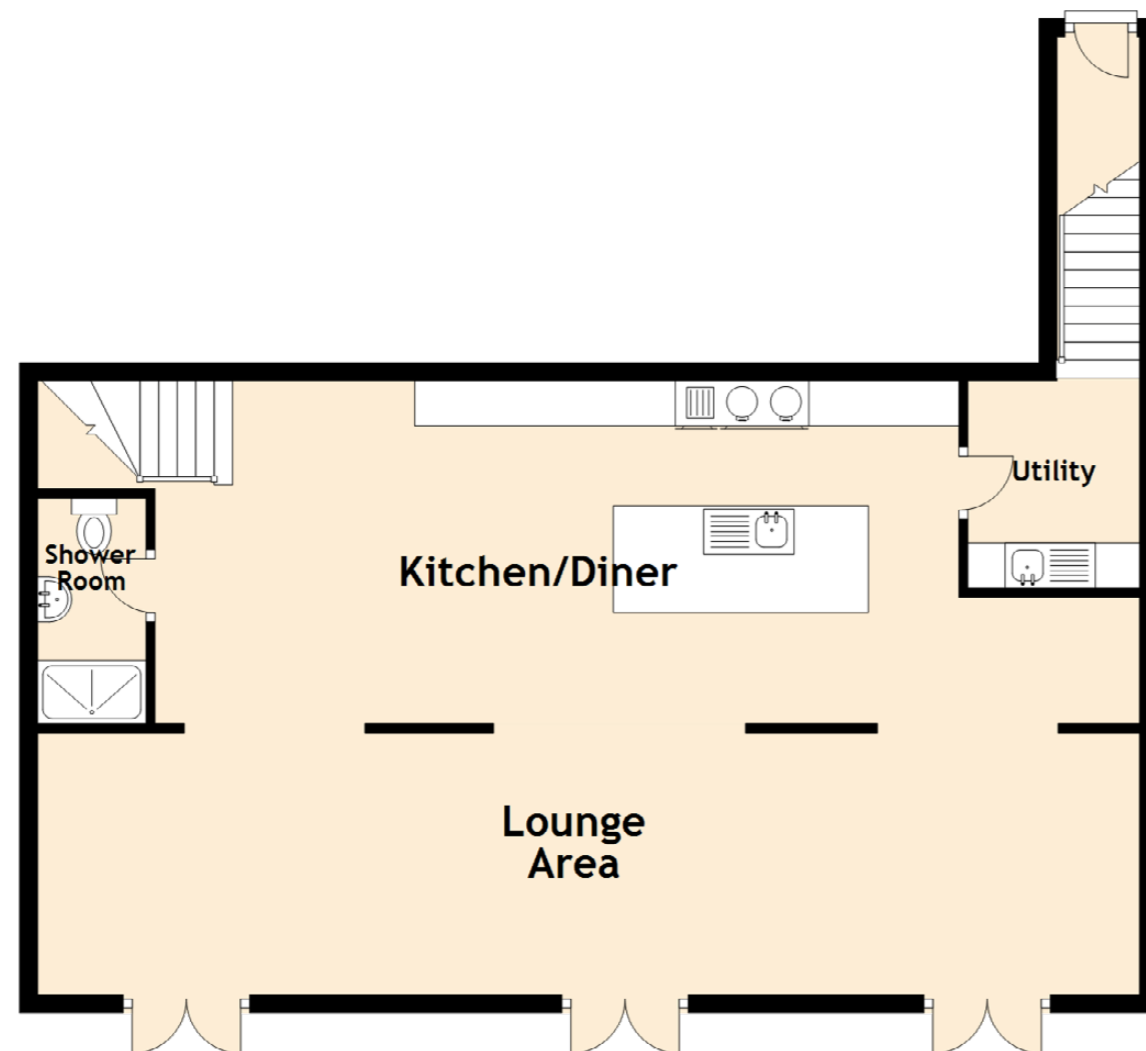
PIANO ROOM	5.00M (16'5") X 4.00M (13'1")
WC	1.50M (4'11") X 1.50M (4'11")
SITTING ROOM	4.70M (15'5") X 3.70M (12'2")
BEDROOM 4	4.00M (13'1") X 3.70M (12'2")
JACK AND JILL BATHROOM	2.10M (6'11") X 1.70M (5'7")
BEDROOM 5	5.00M (16'5") X 3.70M (12'2")

TOP FLOOR

BEDROOM 1	7.40M (23'3") X 5.10M (16'9")
BEDROOM 2	5.00M (16'5") X 3.60M (11'10")
BEDROOM 3	5.30M (17'5") X 3.60M (11'10")
SHOWER ROOM	2.40M (7'10") X 2.00M (6'7")

GROSS INTERNAL FLOOR AREA (M²): 277M²

EPC RATING: C






McEwan Fraser Legal
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Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer