

16 Grange House Gardens

BURNTISLAND, FIFE, KY3 0DZ



Beautiful four-bedroom home on an elevated position with stunning panoramic views



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16 Grange House Gardens is a beautiful and very adaptable four-bedroom detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout. This includes a large garage with EV car charging.

THE LIVING ROOM

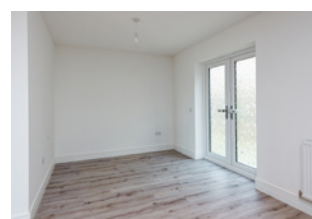


The immediately impressive and bright family living room offers space for various furniture configurations and a front-facing window that floods the room with natural light.

THE KITCHEN/DINER



The hub of the home is the magnificent kitchen/diner, beautifully appointed with a good range of floor and wall-mounted units, a striking worktop, and a floating island, providing a stylish and efficient workspace. It also includes two integrated ovens, an induction hob, an extractor hood, a full-size larder freezer, and a dishwasher. The dining/breakfast area can easily accommodate a dining table and a comfortable sofa. The utility room houses a plumbed washer, and a tumble dryer, with access to the garage from here. The ground-floor accommodation also features a shower room.



THE UTILITY ROOM & SHOWER ROOM





The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an en-suite shower room. The second and third bedrooms have fitted wardrobes. The remaining bedrooms also have ample space for additional furniture. The contemporary family bathroom suite completes this floor. Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating, Mixergy hot water cylinder, solar panels and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



BEDROOM 4



Externally, there is a driveway with space for three/four vehicles and access to the large garage (via a door in the utility room) which could easily be converted into additional living accommodation, subject to obtaining the necessary consent. There is an EV charger tied to the solar panels. The front garden is easy to maintain with grass for low maintenance while the rear garden is a place where you and your family can thrive and benefit from thoughtful landscaping and design.

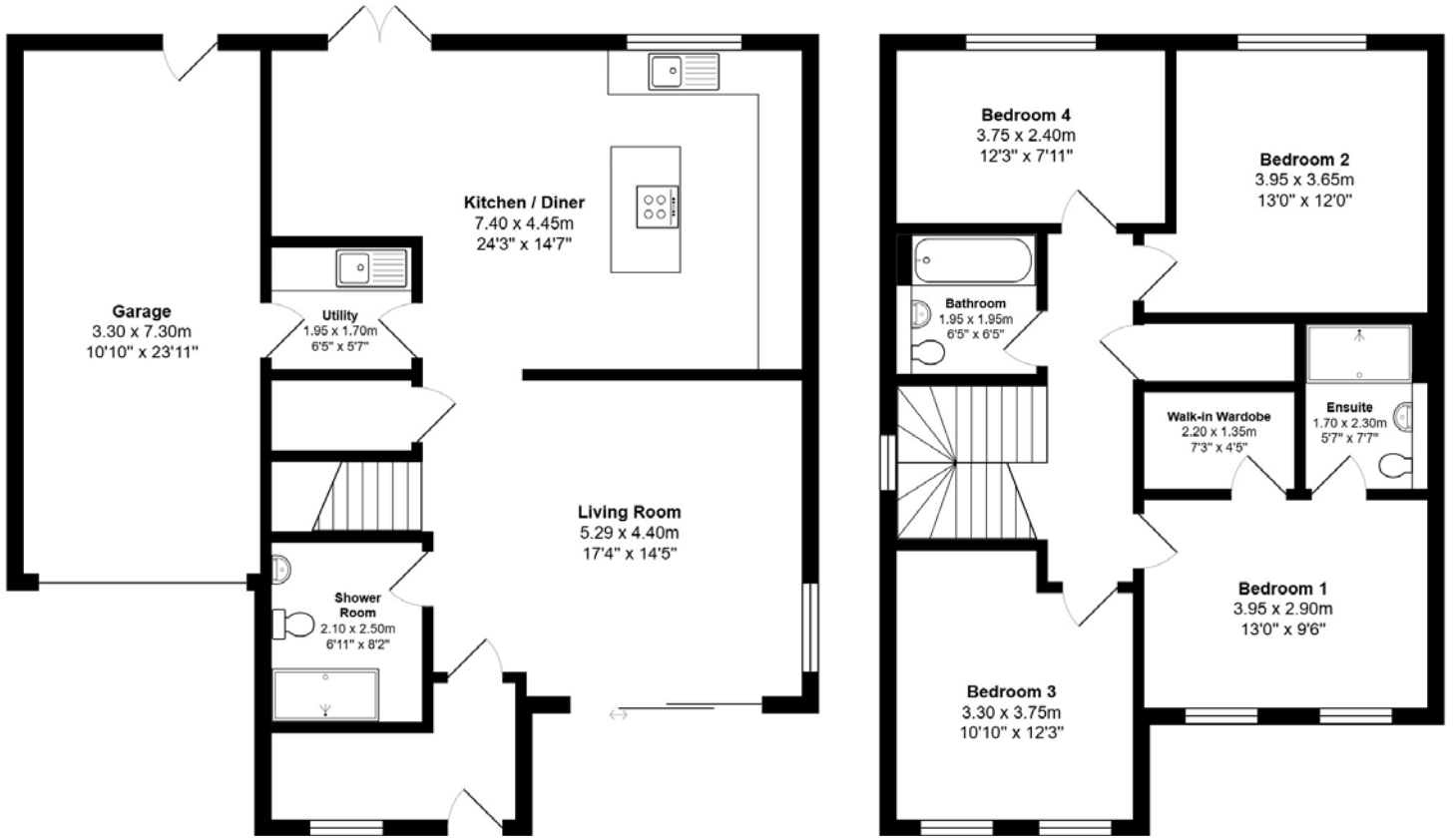
Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEWS



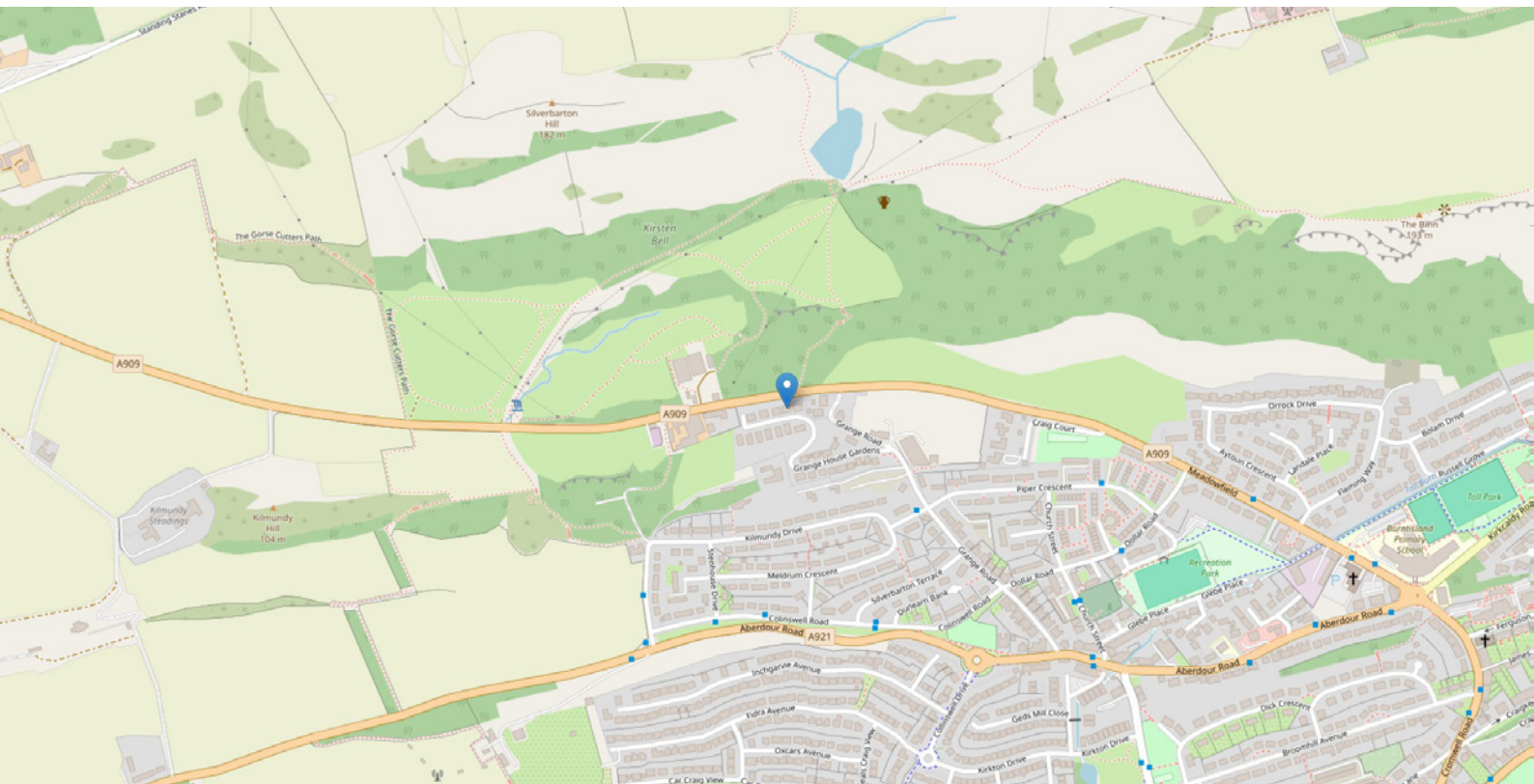


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 143m² | EPC Rating: B



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 Burntisland 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 to the south and there are regular bus services.



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