

9 Orrock Drive

BURNTISLAND, FIFE, KY3 9HR



WONDERFUL FOUR BEDROOM
EXTENDED HOUSE WITH LOVELY VIEWS



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An excellent opportunity has arisen to acquire this lovely semi-detached house over three levels, well situated in the heart of Burntisland. Viewing this property is highly recommended.

Internally the accommodation is in excellent decorative order, briefly comprising an entrance hallway and large lounge with a large feature window flooding the room with natural light with lovely views of the Pentlands and beyond. Bedroom four is located on the ground level and is double in size. This room could be used as a separate dining room or office. A handy WC is also on the ground level.





Bedroom 4





Upstairs, there are three large double bedrooms, including the impressive master bedroom with fitted wardrobes. There is ample storage throughout the upper floor. The wonderful three-piece family bathroom is also on the upper level.





Bedroom 2



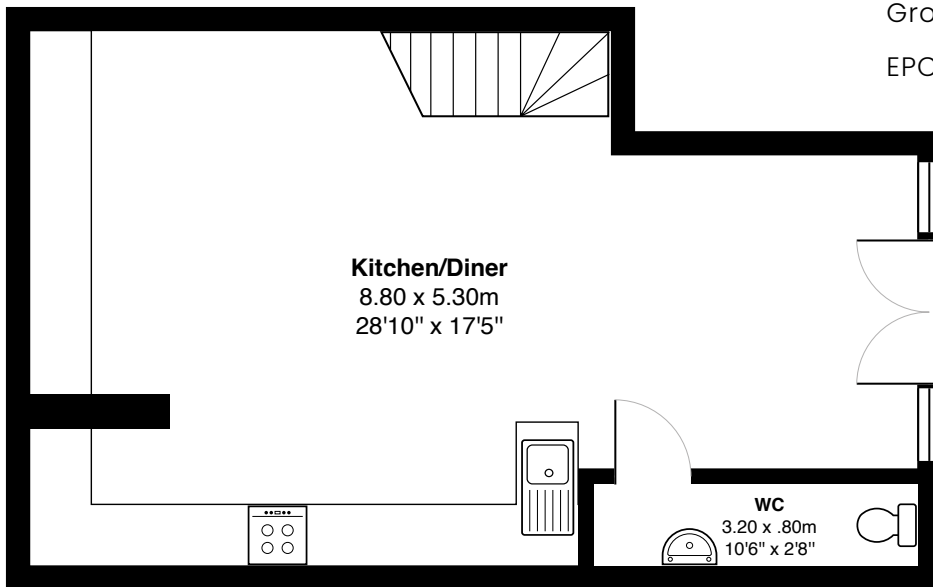
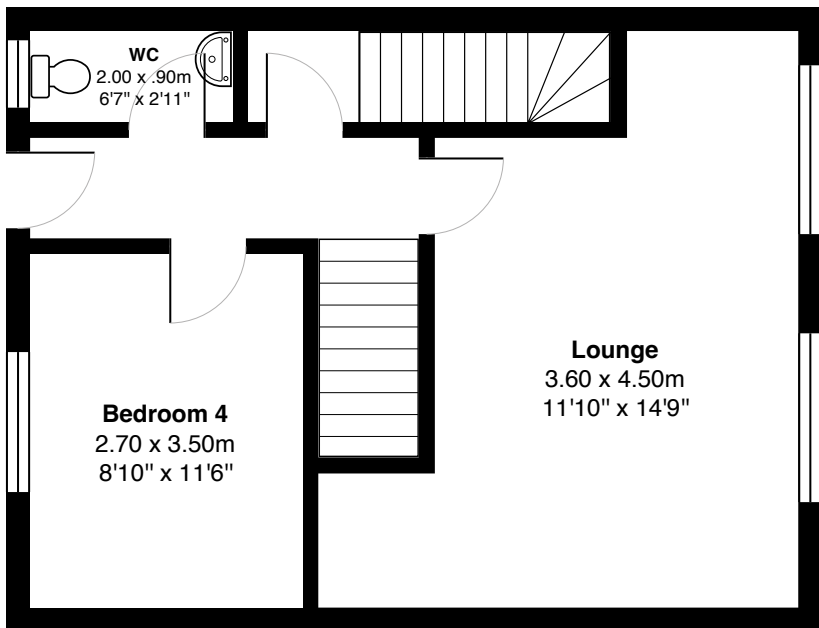
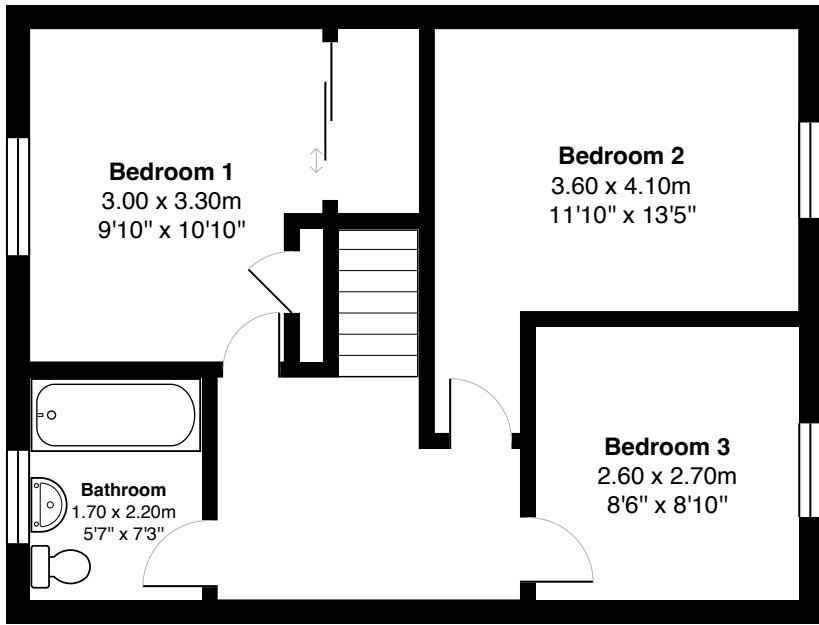


The modern and bright kitchen/dining/family room with Oak flooring is on the lower level and is the hub of the home. The kitchen is fully integrated with a Fridge/freezer, hob, electric oven and dishwasher that will be included in the sale. There are also ample wall and base units(Howdens) and access to the rear gardens through the French doors. A handy utility room with a WC completes the accommodation internally.









Gross internal floor area (m²): 123m²

EPC Rating: C



The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a driveway for two cars to the rear. A shed is to the rear, which is ideal for relaxing and storing garden furniture. This property also benefits from gas central heating and double glazing throughout.





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 and to the south and there are regular bus services.

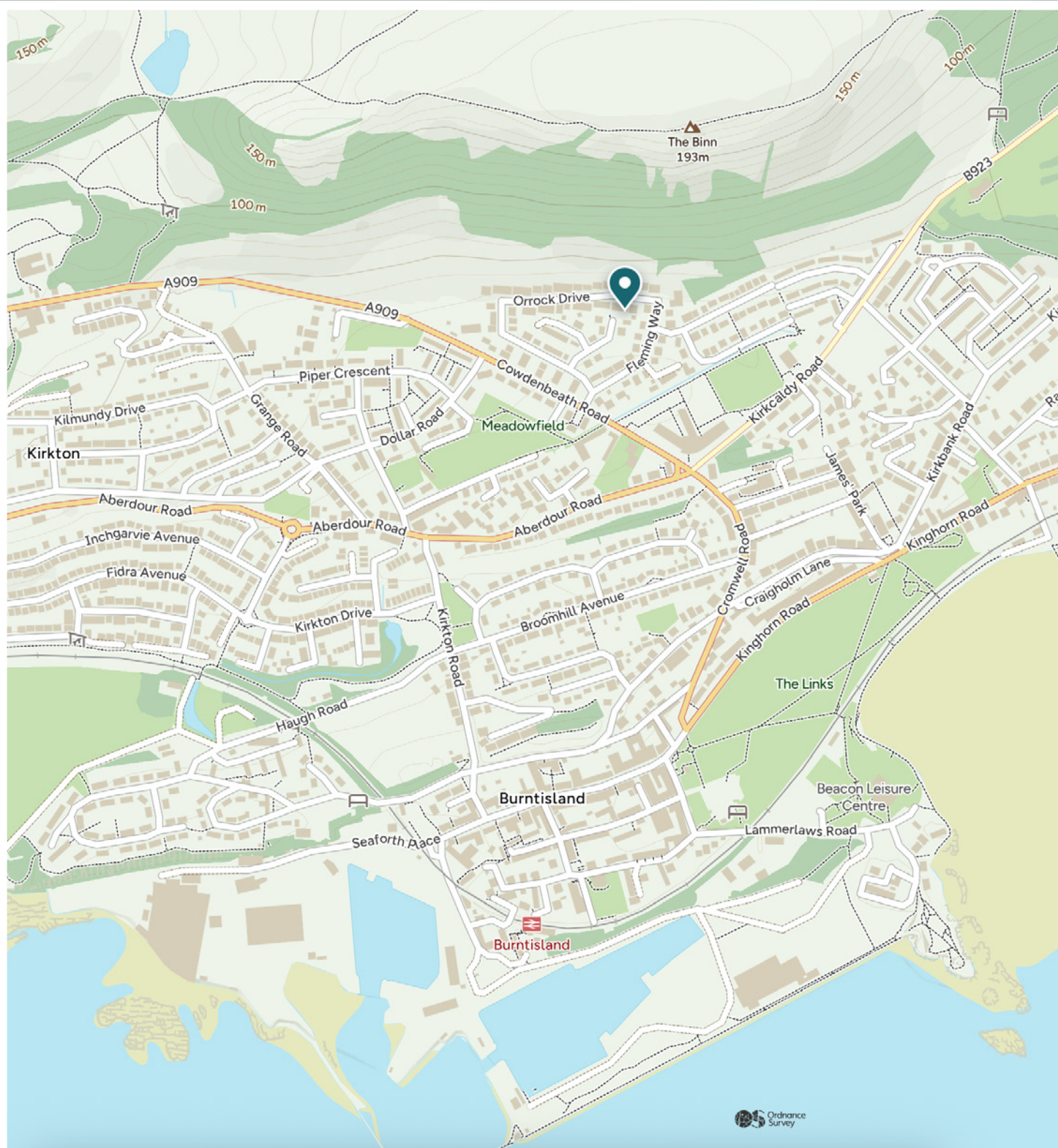


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