

Four bedroom detached villa in popular location

Quality finishings and immaculately presented







23 Inchgarvie Avenue

Burntisland, KY3 0BX

4 BED

2 BATH + WC

SINGLE

ENERGY C EPC RATING

Scan Here!

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BURNTISLAND - KY3 0BX



Burntisland Shore | Local Park | View to Edinburgh

















23 INCHGARVIE AVENUE

Burntisland is a delightful coastal town to the East of the Forth bridges upon the shores of the Firth of Forth. Within 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 along with regular bus services.

The train station at Inverkeithing, with its park and ride facility, makes this location ideal for the city commute.







Lounge



Kitchen

23 Inchgarvie Avenue is a modern detached villa built by Stewart Milne Homes, being an Aberfoyle style and is located in a highly desirable residential area. This four-bedroom villa enjoys a well positioned plot and was built to a high standard. The immaculately presented accommodation briefly comprises of a lounge with feature bay window at one end and open-plan dining room with French doors to the other, ensuring an abundance of natural daylight.

A spacious kitchen, with stylish fitted units and complimentary work surface, add a luxury feel to this modern home. Additionally there is also a space for a table and chairs to provide an informal dining area. Off the kitchen sits the spacious and useful utility room, ideal for those with young children or pets, and from here the very handy guest cloakroom.

The upper floor offers four bedrooms, a family bathroom and excellent storage. The master bedroom also offers an en-suite.

Externally, the garden to the rear is mainly laid to lawn and further benefits from a decked area for outdoor dining. To the front, boundaries are clearly indicated by hedging and a section of lawn. A mono-bloc driveway and garage complete the accommodation on offer. The views you have are of the lighthouse whilst doing the dishes in the kitchen and upstairs you can see right down to the bridges and you can enjoy the Hogmany fireworks from the capital.









Dining Area & Utility









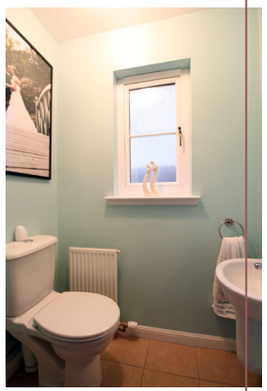
Bedrooms & Bathrooms







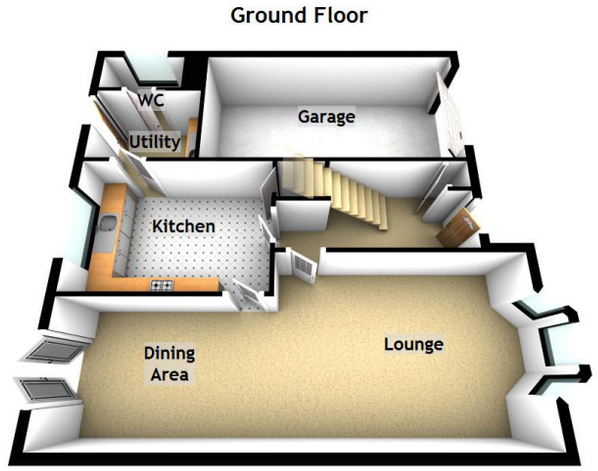
"...the upper floor offers four bedrooms with the master en-suite and there is also a family bathroom..."

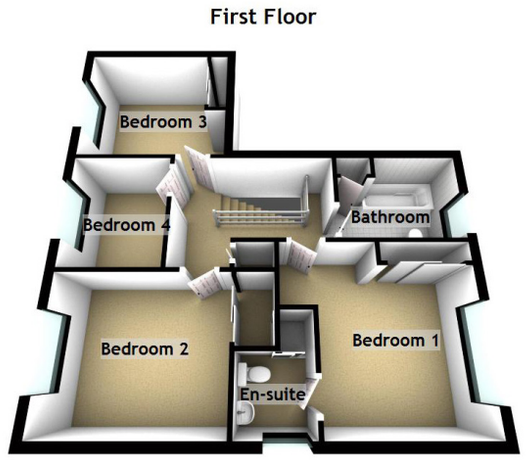








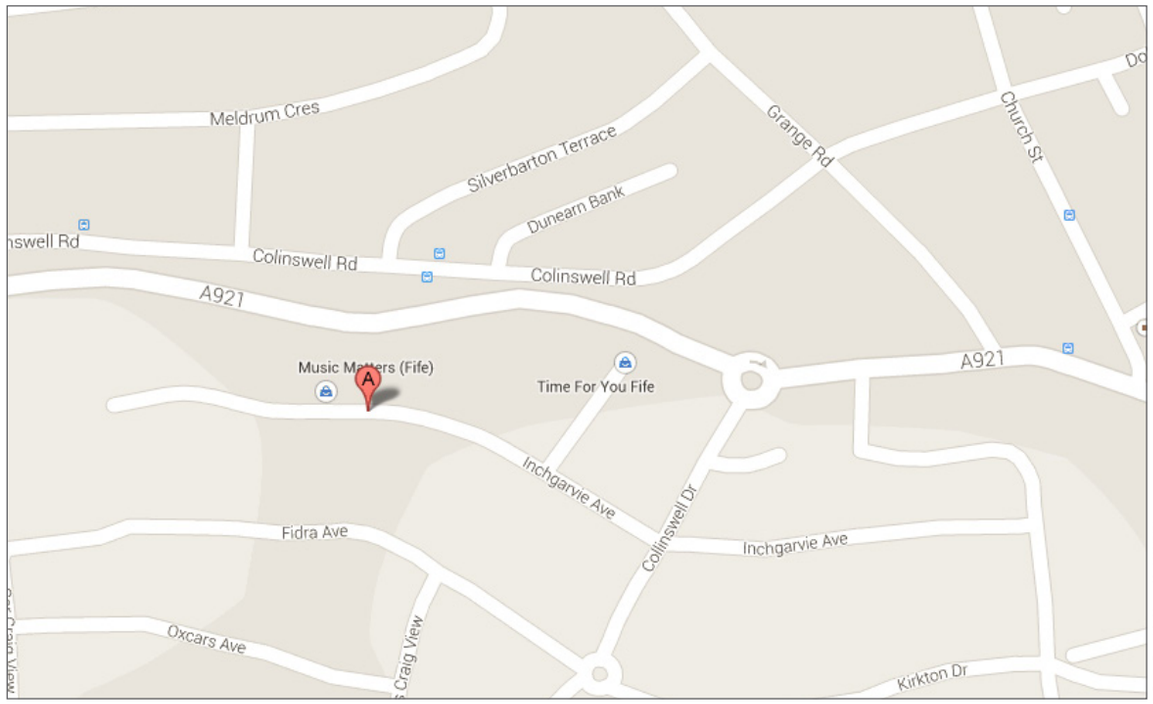




SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	9.20m (30'2") x 3.60m (11'10")	Bedroom 2	3.20m (10'6") x 2.72m (8'11")
Kitchen	4.01m (13'2") x 2.90m (9'6")	Bedroom 3	3.30m (10'10") x 2.80m (9'2")
Utility	2.40m (7'10") x 1.80m (5'11")	Bedroom 4	2.90m (9'6") x 2.20m (7'3")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")	Bathroom	2.60m (8'6") x 2.00m (6'7")
En-Suite	2.31m (7'7") x 1.50m (4'11")	WC	1.54m (5'1") x 0.90m (2'11")



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