





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

65 Aberdour Road

BURNTISLAND, FIFE, KY3 0EN

65 ABERDOUR ROAD





















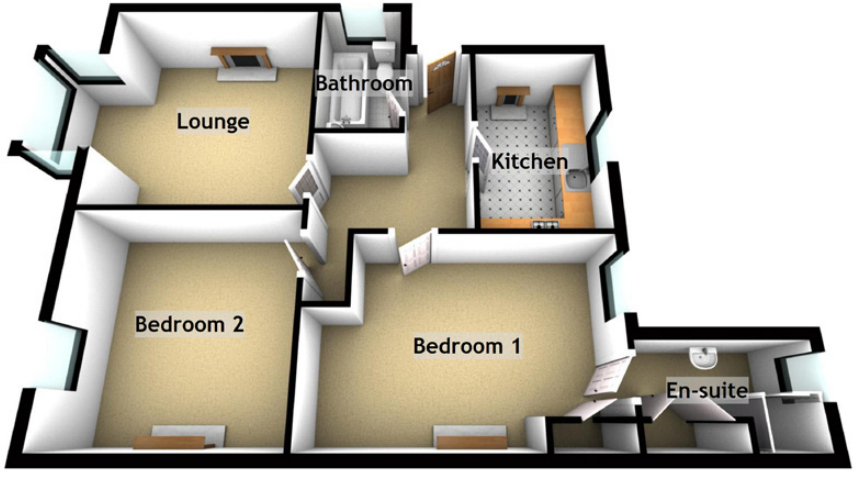


Burntisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within Burntisland, which oozes charm and character, there is a selection of shopping for everyday requirements and a local primary school of good repute. The majority of secondary school 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 and to the south and there are regular bus services.

This traditional main door apartment is situated in the delightful coastal town of Burntisland. The property is neutrally decorated throughout and has retained many original features. Additionally, the property benefits from views over Burntisland and to the Binn Hill.

Entrance to the property is through a traditional stained glass door into the to the inner staircase with another glazed door which separates the stairway from the hallway and gives way to a great amount of natural light. The lounge has a beautiful cast iron fireplace with surround and is pleasantly located to the rear of the property with a bay window boosting views on the Firth of Forth, drawing your eye to the sprawling terraced garden , including a patio for outside alfresco dining, whilst taking in the panoramic view over Burntisland. The kitchen is located at the front of the property and enjoys views to Binn Hill. The kitchen has ample wall and base fitted units and includes an oven and original fireplace. The apartment also includes two good sized bedrooms with one of the bedrooms including ensuite and wood burner. The bathroom comes complete with white suite and over head shower. The property also benefits from an extensive loft space. This completes the accommodation on offer. The property benefits from traditional sash and case windows throughout and gas central heating.

SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.87m (12'8")
Kitchen	3.35m (11') x 2.15m (7'1")
Bedroom 1	4.36m (14'4") x 3.33m (10'11")
En-suite	2.65m (8'8") x 1.60m (5'3")
Bedroom 2	3.71m (12'2") x 3.70m (12'2")
Bathroom	2.45m (8') x 1.45m (4'9")

Gross internal floor area (m²) - 78

EPC Rating - E

Extras
(Included in the sale)

Floor coverings, light fittings, curtains, blinds, oven washing machine and fridge/freezer.

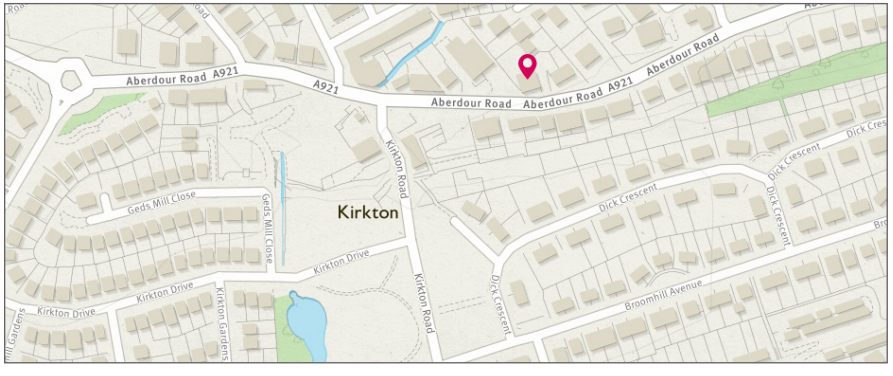


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
KAY ANDERSON
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk