





McEwan Fraser Legal

Solicitors & Estate Agents

0159 280 0695

10 Dunearn Bank

BURNTISLAND, FIFE, KY3 0HX

BURNTISLAND

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 to the South and there are regular bus services.





BURNTISLAND SHORE | ROSSEND CASTLE ARCHWAY | VIEW OF FORTH FROM BEDROOM TWO





10 DUNEARN BANK

With outstanding views over the town to the Firth of Forth, this South facing family home sits on an elevated site. The accommodation is spread over three floors adding to the charm and appeal and is offered in a freshly decorated condition.

The lounge faces the sea with breath-taking views and, being open-plan to the kitchen, has dual aspect to the gardens at the rear. Of note in this living space, well-suited for modern family living, is a 'Wamsler' multi-fuel central heating cooker, quite a feature and a useful addition to this home. On this ground level is another room, perfect as either a lounge or as bedroom four.

The first floor offers two bedrooms and the family bathroom. The staircase continues to the spacious master bedroom with dual aspect velux windows. The scope and potential of this house is sure to appeal.

Externally, there are gardens to the front, side and rear which are laid to grass and bounded to the rear with maturing greenery providing a good level of privacy. The gardens enjoy the sun for most of the day and there is a lean-to greenhouse and also a patio area at the back door from where to enjoy the views.



"...THE LOUNGE FACES THE SEA WITH BREATH-TAKING VIEWS..."

















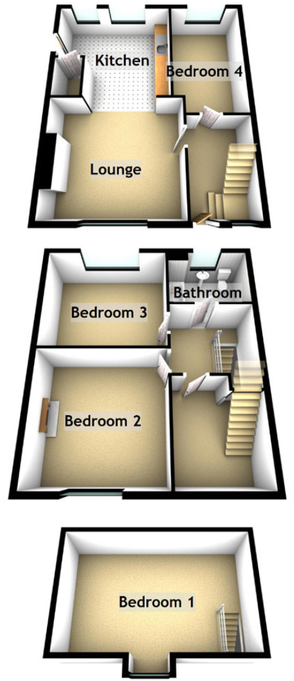






BEDROOMS AND BATHROOM

SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.11m (13'6") x 4.05m (13'3")
Kitchen	3.70m (12'2") x 3.50m (11'6")
Bedroom 1	6.00m (19'8") x 4.81m (15'9")
Bedroom 2	4.15m (13'7") x 4.10m (13'5")
Bedroom 3	4.19m (13'9") x 3.15m (10'4")
Bedroom 4	3.70m (12'2") x 2.84m (9'4")
Bathroom	2.16m (7'1") x 2.00m (6'7")

Gross internal floor area (m^2) - $119m^2$

EPC Rating - F

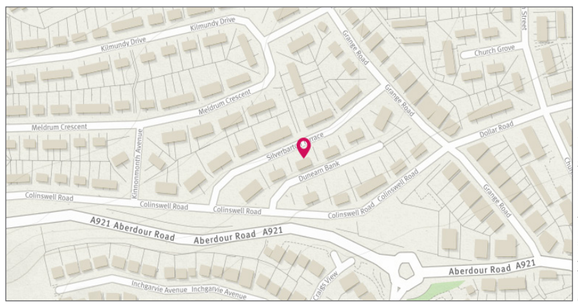


Image credit: https://www.ordnancesurvey.co.uk/os-maps/







McEwan Fraser Legal

Solicitors & Estate Agents

Part Exchange Available

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



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 0159 280 0695 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk