







6 Aberdour Road

Burntisland
Fife
KY3 0EL

Exceptional 3 bedroomed townhouse

With many high specification features

Scan Here!

3 BED

3 BATH

OFF STREET

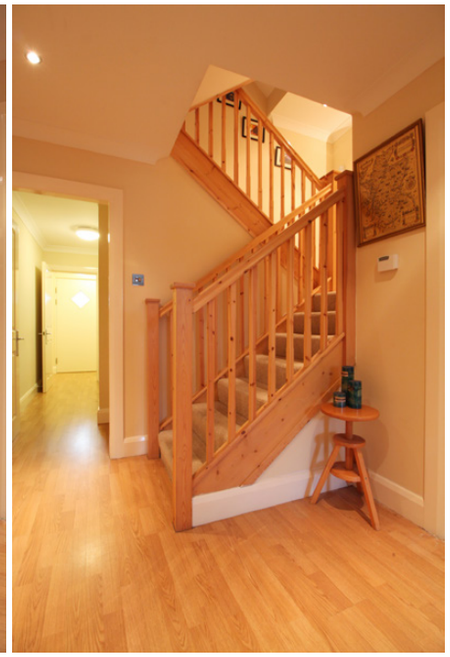
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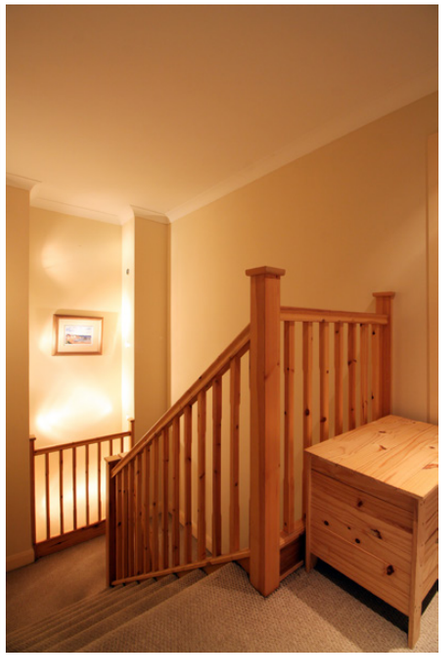
McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01387 218 080
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available







An excellent opportunity has arisen to acquire this stunning townhouse situated in the sought after area of Burntisland which includes many unique features and is deceptively spacious throughout to provide flexible accommodation. The property is tastefully decorated throughout and formed over three levels with minutes walk to the beach and the fantastic area of Burntisland for unique style shopping including bistros, deli, and the beautiful sea front.

Burntisland

Burntisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the Burntisland 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. The property is located near all the bistros and minutes walk to the beach to enjoy walks or just to admire the beautiful scenery.

















6 Aberdour Road

Entrance to the property is through a double glazed front door into the vestibule which in turn leads to the reception hall. There is a double bedroom on the ground level with twin windows to the front. The lower level also includes a shower room with power shower, a utility room with door to rear which gives access to the integrated garage and communal garden grounds.

The second floor is reached by a solid oak staircase with feature lighting and give access to the lounge and breakfasting kitchen. The lounge is pleasantly located to the front giving views to the binn hills and includes s juliet balcony giving an abundance of light throughout the room.

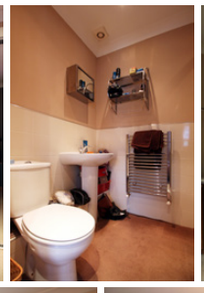
The kitchen is the heart of the home which has an open plan feel and is very stylish including hard wood units, smeg appliances, american fridge freezer, five burner hob and breakfasting area.

The top floor is reached by a feature staircase giving access to the fabulous master bedroom including en suite facilities, heated towel rail and fitted wardrobes. The family bathroom is stunning including a jacuzzi style bath, and vanity unit. This level also includes the third double bedroom. This completes the accommodation on offer.

The property benefits from full double glazing and gas central heating.
There is a shared garden to the rear and a mono block driveway with single integrated garage.

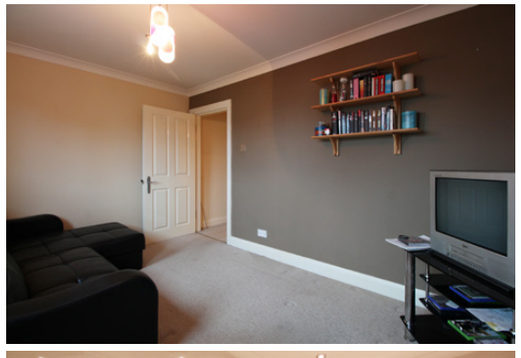






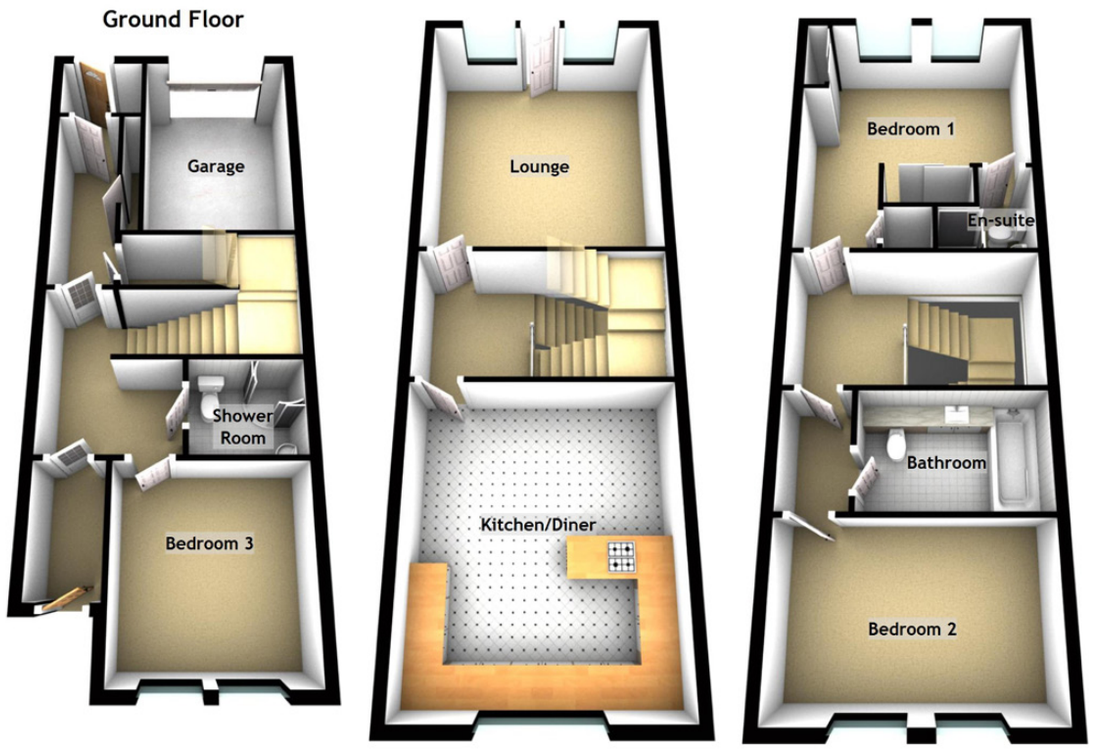












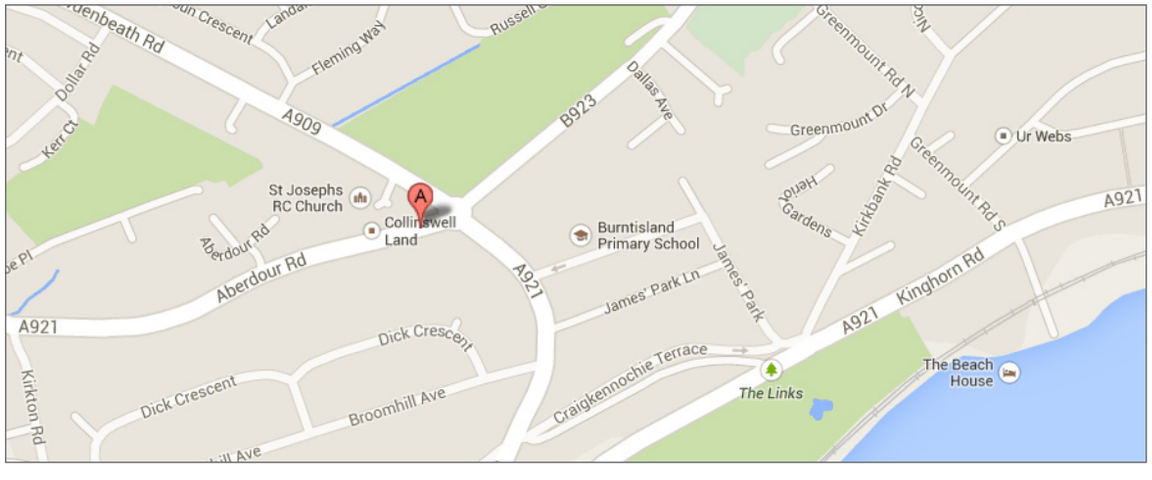
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.05m (16'7") x 4.35m (14'3")
Kitchen/Diner	5.00m (16'5") x 4.35m (14'3")
Bedroom 1	4.35m (14'3") x 3.35m (11')
En-suite	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	4.35m (14'3") x 2.85m (9'4")
Bedroom 3	3.25m (10'8") x 3.10m (10'2")
Bathroom	3.10m (10'2") x 1.95m (6'5")
Shower Room	1.90m (6'3") x 1.60m (5'3")
Garage	3.80m (12'6") x 2.70m (8'10")

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings including kitchen appliances. Light fittings blinds and curtains are included.

The unique selling point of this property is the flexible accommodation which has a lower level bedroom and a few minutes walk to the beach.



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Part Exchange

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Text and description
KAY ANDERSON
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EMMA PATRIZIO
Designer