



Offers Over
£390,000

10 Broomhill

Burntisland | KY3 0BQ

Neilsons are delighted to offer on to the market this unique and exceptionally appealing detached villa, quietly tucked away at the end of a private road and enjoying a dramatic elevated position, taking in breathtaking open views over the Forth and surrounding area. The internal space is in immaculate move-in condition throughout and offers generously proportioned and highly flexible living, perfectly suited to those juggling family life with working from home on a permanent basis.

- 4 bedrooms
- 3 public room
- 2 bathrooms
- Garage
- Private front and rear gardens
- EPC rating – C
- Council tax band- F



Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level, bright and spacious reception/dining room with fresh neutral décor, feature ceiling and three windows with a southerly facing aspect towards the Firth of Forth, kitchen fitted with an excellent assortment of stylish high spec units/ contrasting worktops, quality tiled flooring, integrated appliances and space for a breakfasting table/chairs, utility room, versatile family room which boasts dramatic hillside views and would also work well as a home office, WC, spacious principal bedroom with fitted wardrobes and en-suite shower room, three further good sized double bedrooms, all with storage, and family bathroom with corner bath, separate shower enclosure, tiling to walls and counter sunk sink.



Extras

All fitted carpets, blinds, light fittings, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a substantial walled garden, which is well stocked with shrubs, flower beds and mature evergreen trees. A gated monobloc driveway and detached garage provide excellent off-street parking/overspill storage. Visitors parking is available. There is a further area of low maintenance garden ground to the rear which enjoys a south facing aspect and has a peaceful private feel.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

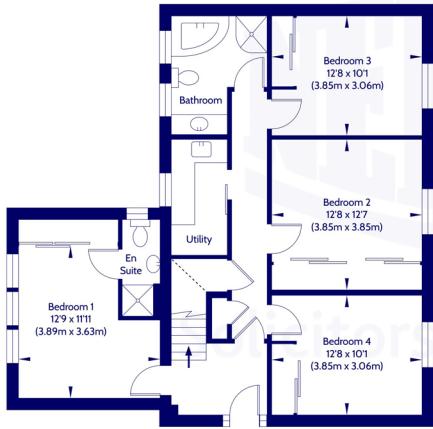
The property occupies an enviable location, forming part of the charming coastal town of Burntisland, with its award-winning beach and delightful surrounding countryside. The high street is well stocked with a good variety of day-to-day shops, cafes, takeaways and bars, with more extensive amenities found in neighbouring Kirkcaldy and the City of Dunfermline with its famous abbey. There are frequent rail links to Edinburgh City Centre via Burntisland Train Station, together with easy access to the main roads into Edinburgh, Dunfermline and Glasgow. The area boasts an abundance of beautiful outdoor spaces, golf courses and cycling routes to enjoy and is a great gateway to many of the Fife coast's beautiful villages and magnificent beaches.



Approx. Internal Area 167.82 Sq M / 1806 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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