



24 Kirkton Drive, Burntisland, KY3 0DD

Description

Beautifully presented four bedroom detached villa located within a modern development within the popular coastal town of Burntisland. The property is in excellent order and has working Sanderson shutters fitted throughout. It lies within walking distance of primary school, shops and the train station and would make a fantastic family home. It benefits from well-tended private gardens and a two-car driveway.

The accommodation comprises:

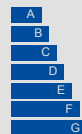
- Entrance hall with staircase
- Downstairs WC with bidet and wash basin
- Generously proportioned sitting room with electric fire, laminate oak style flooring, window to the front
- Separate dining room with double doors to the sitting room and access to the kitchen
- Breakfasting kitchen fitted with modern gloss white units, marble effect worktops with composite sink with mixer tap and appliances including gas hob, double electric oven, dishwasher and fridge
- Utility room with washing machine
- Upstairs there is a landing with storage cupboard housing the hot water cylinder and hatch with Ramsay style ladder to the floored loft
- Spacious master bedroom with built-in wardrobes and en-suite shower room
- Good sized second bedroom to the rear with fitted wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Family bathroom with fitted furniture with inset wash basin, WC and bath; partially tiled walls and luxury vinyl tile (LVT) flooring
- Good sized double bedroom with Jack and Jill shower room and further front facing double bedroom

Outside and Gardens

The rear garden is immaculately maintained and beautifully landscaped with lawn and well stocked borders and has a shed and decked patio area with sun awning. The garage has been partitioned into an external store / workshop with the other half as a utility room. There is a front garden and monoblocked two-car driveway.

Extras

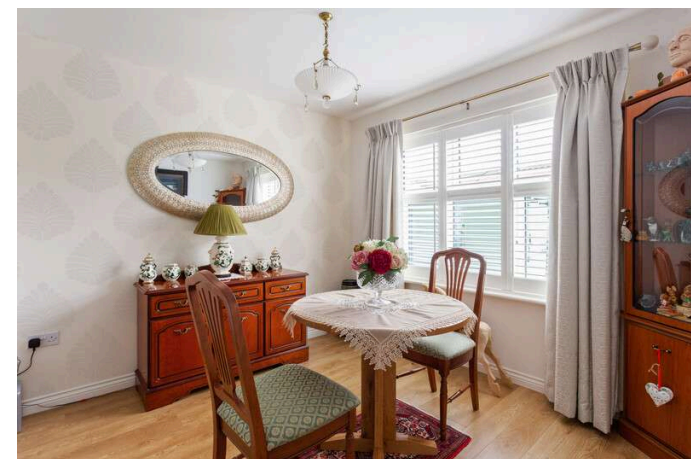
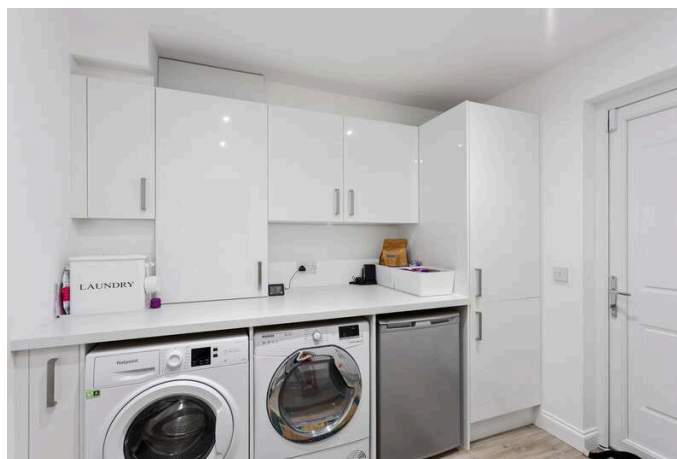
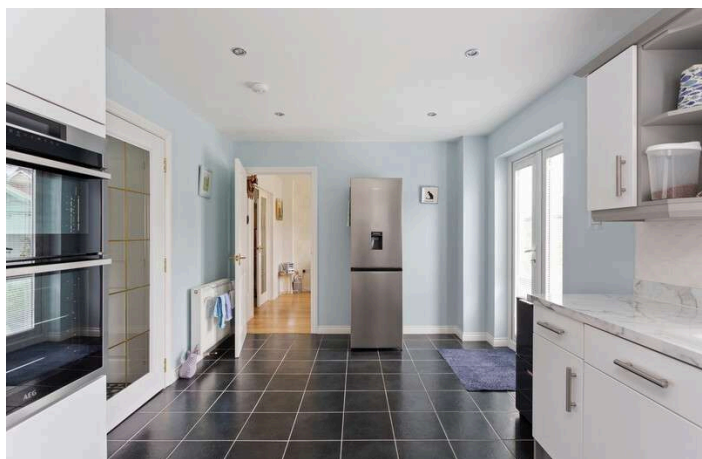
The fixed floor coverings, blinds, kitchen appliances / white goods (except the dryer and utility room fridge). The existing light fittings are excluded and will be replaced with pendants. The curtains are excluded from the sale.

Location

Burntisland is a beautiful seaside town on the northern coast of the Firth of Forth located between the major towns of Dunfermline and Kirkcaldy. Burntisland town has a wide range of services and amenities including local shopping, recreational and sporting facilities and a railway station giving direct access to Edinburgh which makes commuting easy.

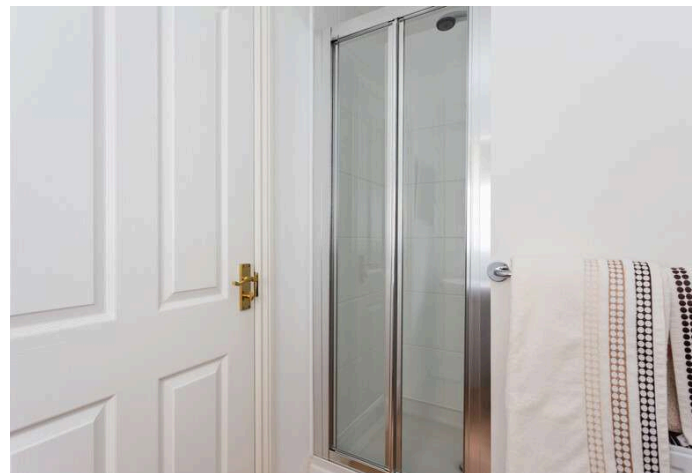
Council tax

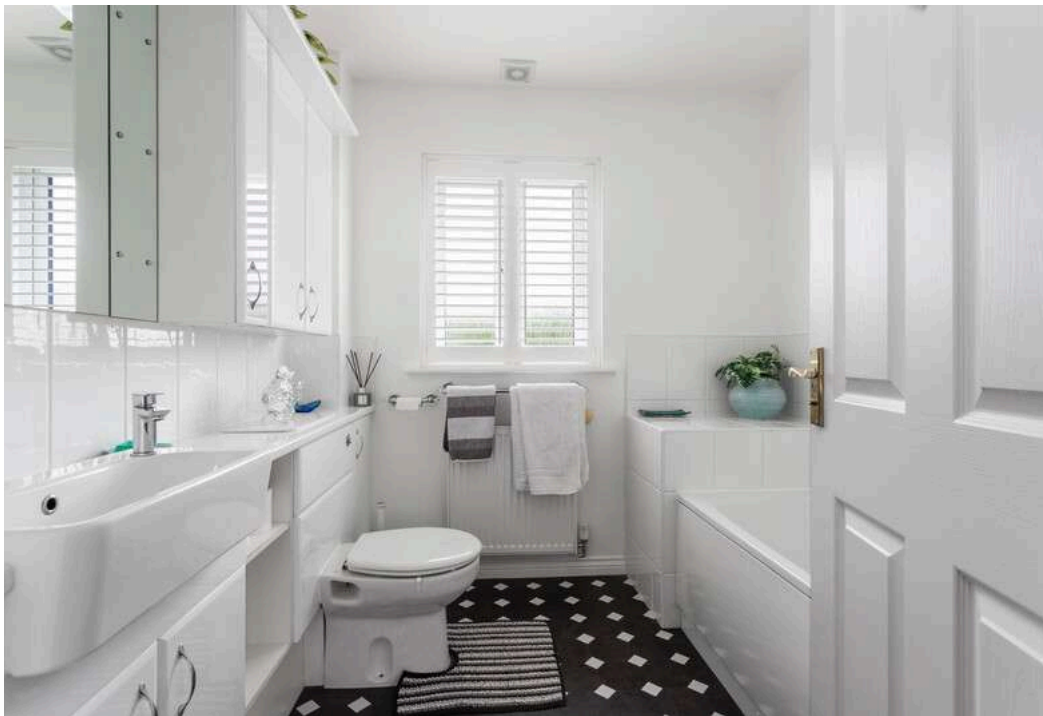
It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.









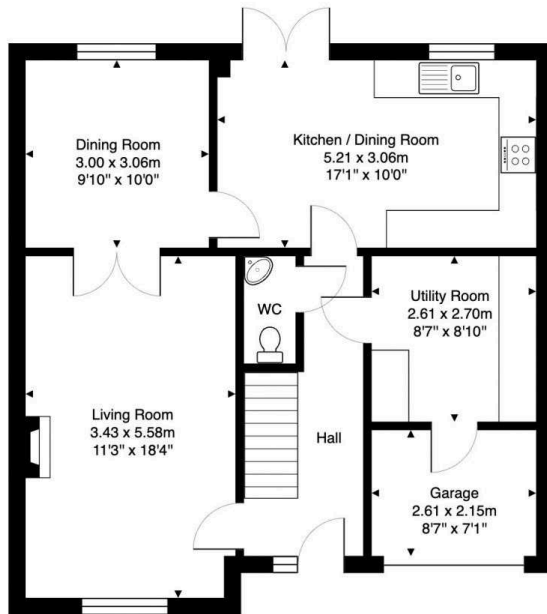




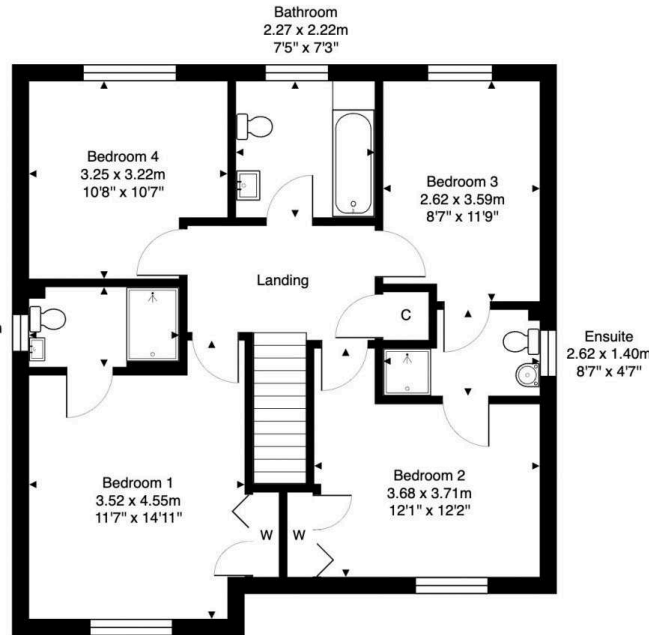
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Total Area: 139.6 m² ... 1502 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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