



GARDEN STIRLING BURNET

**204 HIGH STREET,  
BURNTISLAND, FIFE, KY3 9AH**







## SUMMARY

This two-bedroom first-floor flat forms part of a late nineteenth-century, Renaissance-style tenement building which is C-listed. It offers buyers spacious rooms that are finished with a blank canvas of décor, allowing you to easily add your own style. The flat also has an appealing location in Burntisland, set beside a large public park within easy reach of the coast, amenities, the local school, and bus and rail links. The property will appeal to anyone seeking a relaxed coastal lifestyle in commuting distance of Edinburgh.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, an undercounter fridge/freezer, and a washing machine to be included in the sale.









**"A traditional first-floor flat which forms part of a stunning C-listed building"**







**"Set beside a large public park in  
Burntisland, within easy reach of  
amenities and the coast"**

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## **FEATURES**

- A traditional first-floor flat
- Part of a striking C-listed building
- In the Burntisland conservation area
- Lovely park and coastal views
- Neutral interiors throughout
- Welcoming entrance hall
- Spacious living room
- Well-appointed kitchen
- Two double bedrooms
- 3pc bathroom with overhead shower
- On-street parking in the vicinity
- Gas central heating system
- Traditional sash and case windows







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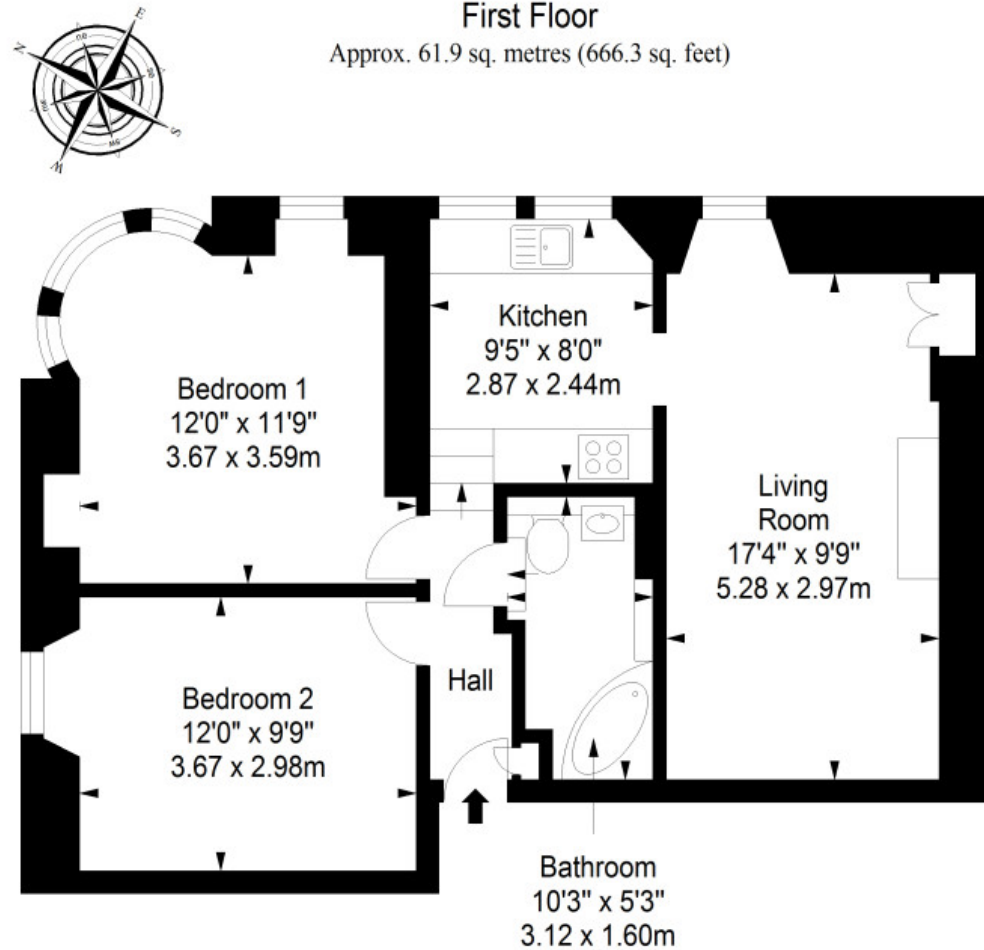
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 61.9 sq. metres (666.3 sq. feet)