



Morgans

PROPERTY

63 Kirkbank Road, Burntisland, KY3 9JA

Offers Over £345,000



3



2



1





Spacious three-bedroom home



Principal bedroom with en-suite



Bright living room



EPC Rating - D



Kitchen with space for dining



Family bathroom and additional WC



Large attic room with eaves storage



Council Tax Band - E



Welcome

This spacious and versatile home offers generous accommodation, including a substantial attic level, making it ideal for families or those seeking flexible living space. The ground floor comprises a welcoming entrance hall leading to a bright and comfortable living room, along with a well-appointed kitchen offering ample space for dining. The property features three bedrooms on this level, including a principal bedroom with en-suite facilities, as well as a family bathroom and additional WC. A separate garage provides excellent storage or secure parking. A standout feature of the property is the extensive attic level, offering a large additional room with eaves storage, providing excellent potential for a variety of uses such as a home office, hobby space, or further living accommodation. Situated in the sought-after coastal town of Burntisland, the property enjoys a desirable setting with access to local amenities, schooling, and transport links, as well as the nearby waterfront.





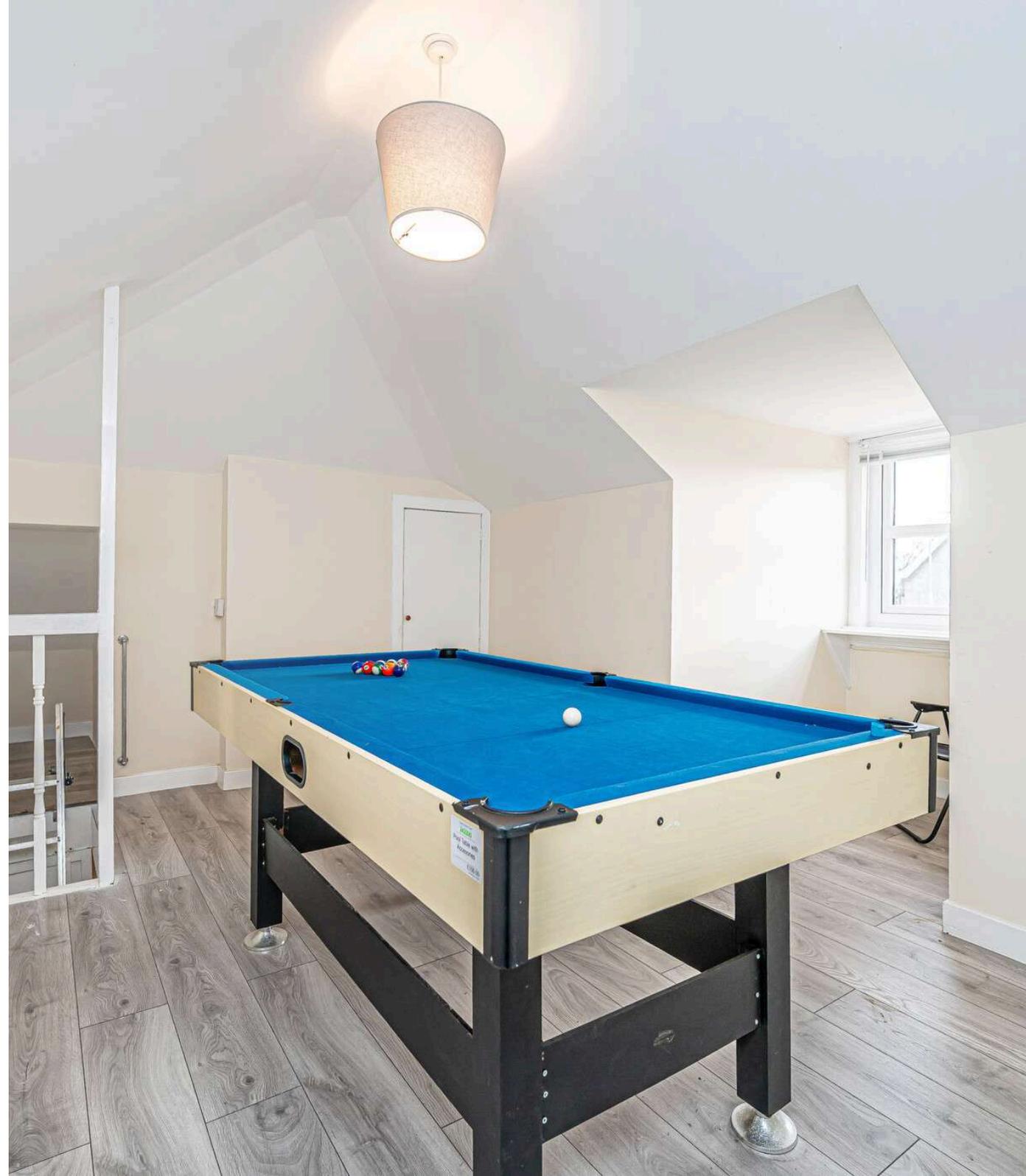
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given to the interlinked system installed in this property.







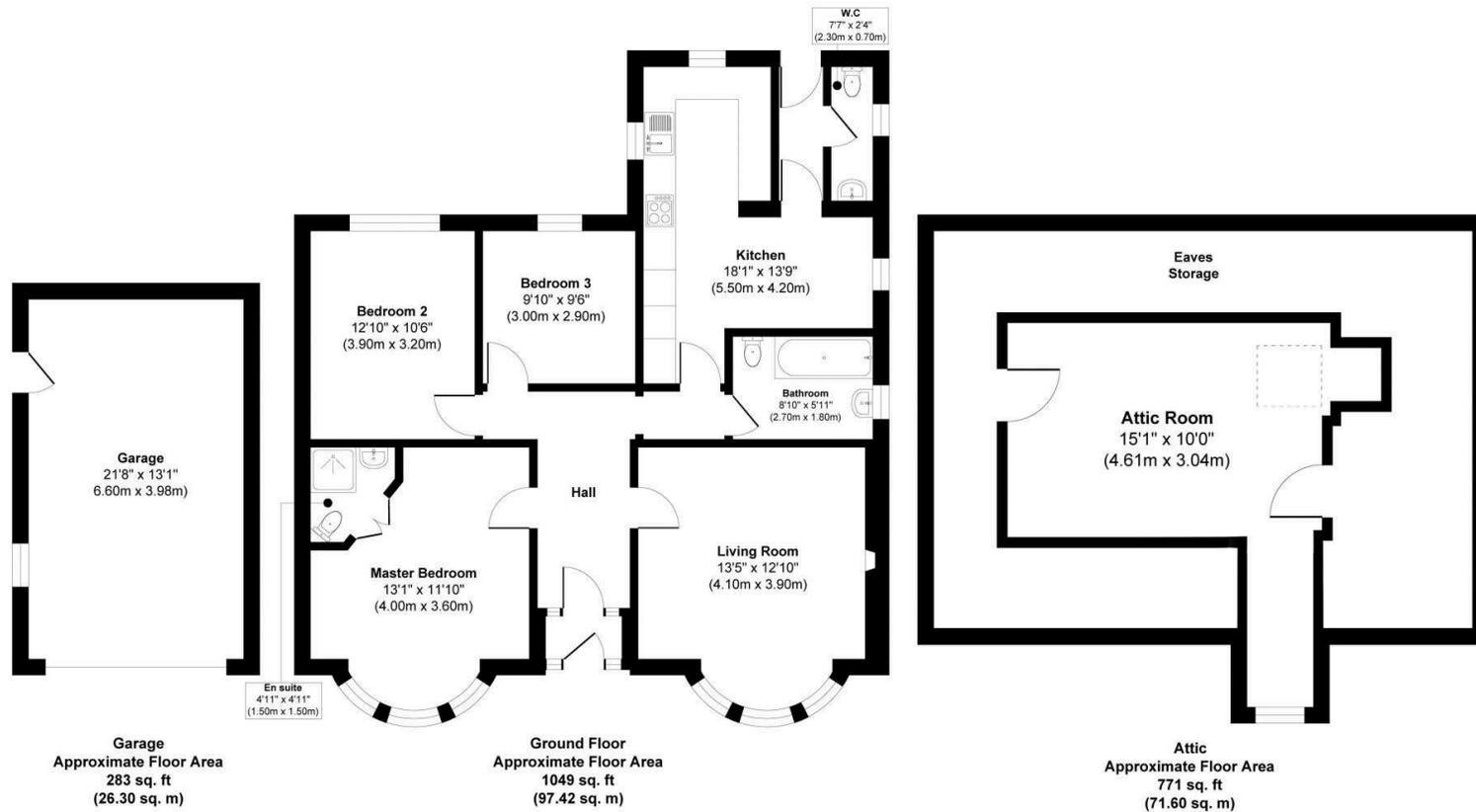


Burntisland

Burntisland is a beautiful seaside town on the shores of the Forth estuary, 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Approx. Gross Internal Floor Area 2103 sq. ft / 195.32 sq. m (Including Attic/Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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