



Morgans

PROPERTY

16 Leith Avenue, Burntisland, KY3 9HE

Offers Over £115,000







Welcome

Situated in the popular coastal town of Burntisland this spacious end terraced villa offers accommodation arranged over two levels ideal for couples or families and would benefit from some cosmetic upgrading. The ground floor features entrance hall with storage leading to a bright and comfortable lounge, generous dining room and kitchen on the ground floor. Upstairs the property offers two well-sized bedrooms along with a shower room accessed from the landing, as well as additional storage space. The property is double glazed with gas central heating with gardens to front and rear and private driveway. The property is ideally placed for local amenities, schooling, and transport links, making it a fantastic opportunity for a range of buyers.



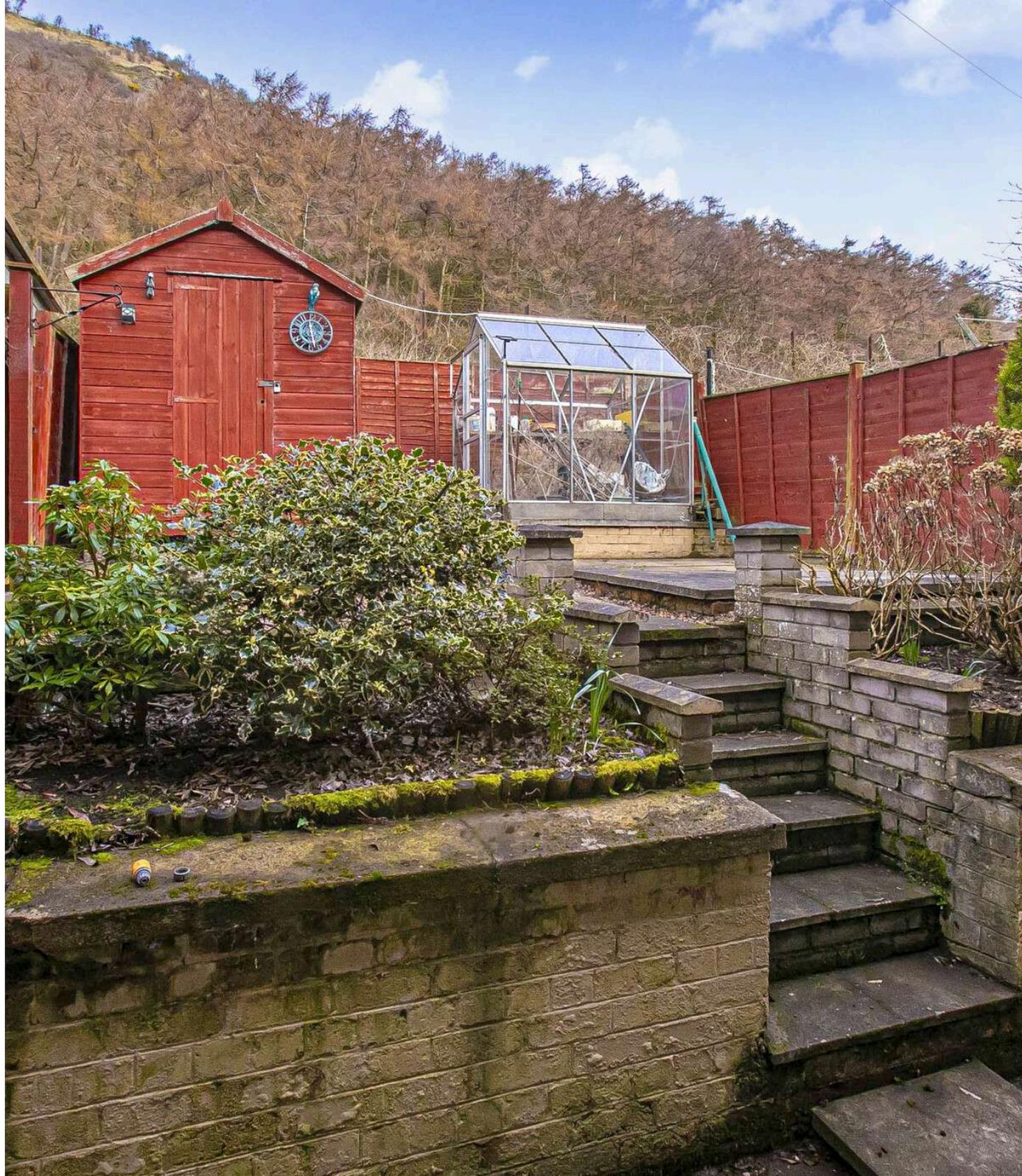


EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, curtain poles, 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

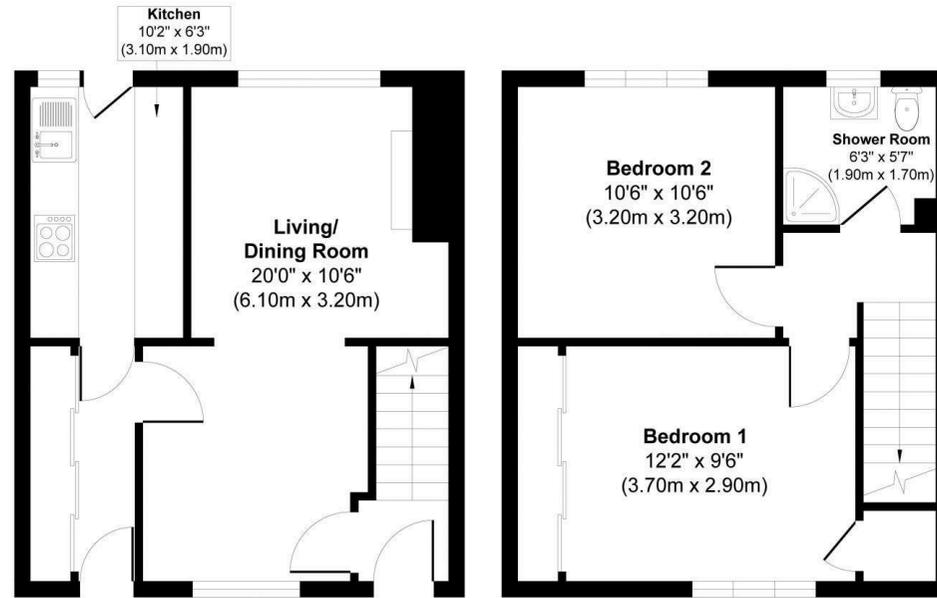
Burntisland is a beautiful seaside town on the shores of the Forth estuary, located between the major towns of Dunfermline and Kirkcaldy. Burntisland town has a wide range of services and amenities including local shopping, recreational and sporting facilities and a railway station giving direct access 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.



Leith Avenue, Burntisland, KY3 9HE



Ground Floor
Approximate Floor Area
341 sq. ft
(31.72 sq. m)

First Floor
Approximate Floor Area
341 sq. ft
(31.72 sq. m)



Approx. Gross Internal Floor Area 682 sq. ft / 63.44 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.