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6 OXCARS AVENUE *BURNTISLAND, KY3 0AY*





6 Oxcars Avenue

Waiting buyers! - Similar properties required.

Enjoying a superb setting in the highly sought-after residential area of Oxcars Avenue, Burntisland, this outstanding Executive 4 bedroom Detached Family Home is a rare gem that promises to impress all who view. With its spacious and flexible layout, this property is ideal for growing families seeking comfort and style in a vibrant coastal village.

The house boasts two inviting reception rooms, including a lounge adorned with a feature fireplace and charming south-facing bay window that fills the space with natural light. The dining room, featuring French doors, seamlessly connects to the outdoor area, perfect for entertaining or enjoying family meals. The superb fitted kitchen, complete with a breakfast bar, is designed for both functionality and elegance, making it a delightful space for culinary enthusiasts.

This remarkable home offers four well-proportioned bedrooms, providing ample space for relaxation and privacy. With cloaks/WC, utility, en-suite shower room and family bathroom, convenience is at your fingertips, catering to the needs of a busy family life.

Outside, the property benefits from parking for two vehicles and single garage ensuring that you and your guests have plenty of space. The location is not only desirable for its tranquillity but also for its proximity to local amenities, making everyday living a breeze.

Properties of this calibre are seldom available, presenting a truly special opportunity for the discerning buyer. Do not miss your chance to make this stunning family home your own and embrace the best of Burntisland living.



Offers Over £339,950

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DESCRIPTION

AMAZING RESULTS! Estate Agents are delighted to offer to the market this substantial 4 bedroom property that will undoubtedly appeal to family life and caters to the needs of flexible modern living.

The generous living spaces flow seamlessly, providing a perfect setting for both relaxation and entertainment and comprises of a large welcoming hallway with timber flooring, mirrored cloaks cupboard and attractive stair rising to upper floor, lounge with bay window and feature remote controlled living flame gas fire, a large family dining room with French doors leading to the delightful private gardens to the rear, modern, fully fitted spacious breakfasting kitchen complete with built-in appliances and utility room off. A good-sized cloaks/WC completes the ground floor accommodation.

The upper floor offers a generous master bedroom with goos-sized en-suite shower room and significant wardrobe space, three further bedrooms, bright spacious landing with 2 storage cupboards and a family bathroom. Partly floored loft with electric light. Gas fired central heating, double glazing and alarm system.

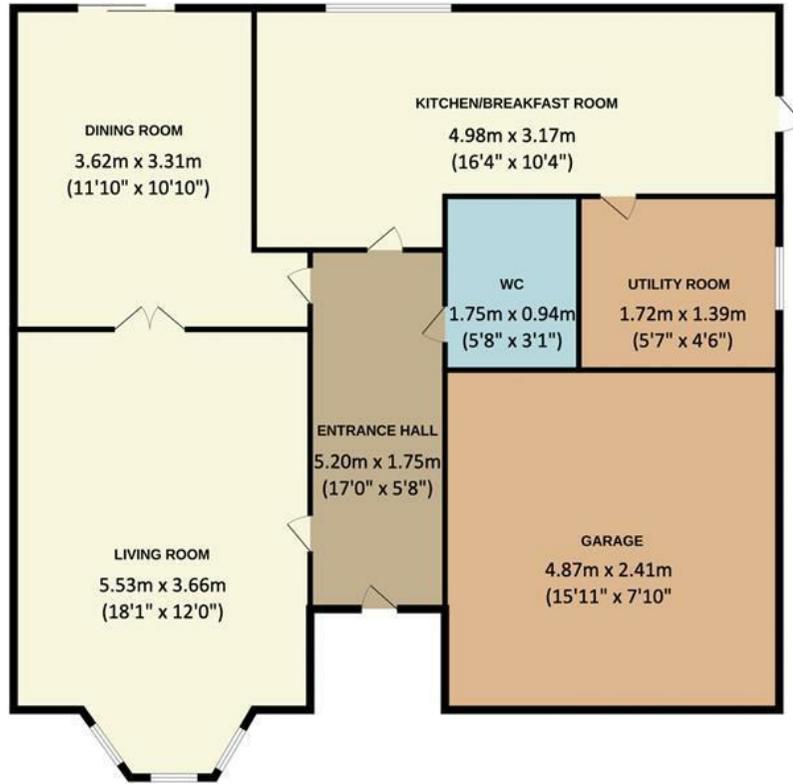
The extensive garden grounds will delight all who view and are largely laid to grass bounded by trees and shrubs and includes a generous paved seating area with summerhouse. To the front of the property A lawned area of garden with 2-car driveway leads to the single garage.

Occupying a peaceful, private setting within this exclusive development in one of Burntisland's most sought-after residential areas, this impressive executive Detached Family Home is a rare find.

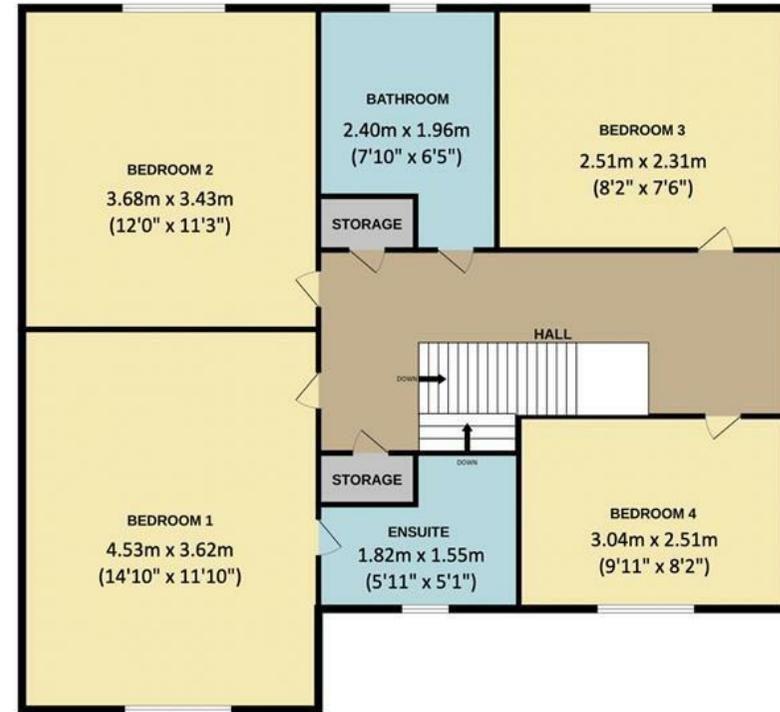
Early viewing is advised. Please call your local professional Estate Agent Colin Jenkins today for an appointment to view.



GROUND FLOOR



1ST FLOOR



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LOCATION

Number 6 Oxcars Avenue enjoys a highly sought-after location on the edge of the popular Fife town of Burntisland. A delightful seaside setting on the south coast of Fife, Burntisland is well-connected to Scotland's capital and beyond. The town is a historic Royal Burgh, a vibrant community, renowned for its award-winning sandy beach, 15th-century Rossend Castle, traditional summer fair and the prominent Fife coastal landmark of Binn Hill. Burntisland lies on the 116-mile long Fife Coastal Path and is well-served by a good range of local amenities with shopping for everyday requirements including a number of popular pubs and restaurants, leisure centre with indoor swimming pool and local golf course. Nearby Dalgety Bay, City of Dunfermline and Kirkcaldy offer a wider range of amenities where major supermarkets can also be found.

The primary school has superb modern facilities and is well regarded, while the nearest secondary school is in Kirkcaldy. There are a number of private schools within easy reach including Dollar Academy and a number of highly rated Edinburgh schools (easily accessible by train) as well as St Leonards in St. Andrews.

As well as a train station with regular services into Edinburgh making for an easy commute, regular bus services and excellent road links via the M90, just 8 miles to the west, makes Burntisland an ideal home to many commuters working in the larger local towns across the Central Belt. The area boasts many beautiful outdoor spaces, golf courses, walking and cycling routes to enjoy and within easy reach of other lovely East Neuk villages & towns of Fife, such as Aberdour, Anstruther and St. Andrews.

KEY FEATURES

- * Impressive Detached Family Villa
- * Highly Sought-After Location
- * Lounge With Bay Window (Feature Fireplace)
- * Dining Room (Patio Doors)
- * Superb Fitted Kitchen (Breakfast Bar)
- * Utility Room & WC
- * Master Bedroom (En-Suite Shower Room)
- * 3 Further Bedrooms
- * Family Bathroom
- * Delightful Private Enclosed Gardens
- * Driveway & Garage
- * Gas Heating & Double Glazing

EXTRAS

All fitted floor coverings, blinds, built-in kitchen appliances, shed and summerhouse are included in the sale.

GARDENS, GARAGE & PARKING

To the front of the property, there is an area of laid-to-lawn with 2-car driveway leading to a single garage providing power and light. The garden to the rear of No. 6 Oxcars Avenue is a delightful private and sunny picturesque family garden. As you enter the garden from the dining room or kitchen there is a small seating area

with fine views across the garden and stone paving leading to further beautiful raised stone-paved patio area and summerhouse. A mature planted garden with fence surround providing a high degree of privacy. External water supply and electric point. There is also a large garden shed for garden implements and provides power and light. There are further areas of laid to lawn with additional seating areas maximising the sunny aspect. Expect to be impressed!

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 0800 999 1565.

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WHAT'S YOUR HOME WORTH?

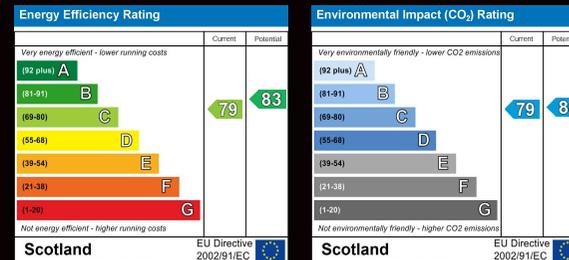
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