



Morgans

PROPERTY

11 Inchgarvie Avenue, Burntisland, KY3 0BX

Offers In The Region £315,000







Excellent family home situated in exclusive modern estate close to all local amenities, schooling and railway station. This stylish home is a credit to the present owner and offered in move in condition. The accommodation briefly comprises reception hall, w.c facilities, front facing lounge, dining kitchen leading to utility room and integral door to garage. On the upper level there are four bedrooms with master en-suite with dressing room, second en-suite and four piece family bathroom. There are well maintained gardens to the front and rear fully enclosed providing a child and pet safe environment. Double monobloc driveway leads to garage. The property is double glazed with gas central heating.





LOCATION

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.

EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings (not including the living room fitting) 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.











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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PROTECTED

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.