



Morgans

PROPERTY

56 Inchgarvie Avenue, Burntisland, KY3 0BU

Offers In The Region £415,000







CLOSING DATE THURSDAY 13 APRIL 2023@ 12 NOON We are delighted to bring to the market the opportunity to purchase this stunning executive family home built by Avant Homes and occupying an enviable plot within this exclusive estate within Burntisland close to all local amenities. The property is a credit to the present owners, being offered in pristine move in condition with high specification fixtures and fittings throughout. The accommodation comprises on the ground floor entrance vestibule, reception hall, guest bedroom, shower room, utility/laundry room leading to integral double garage. Driveway to the front. On the first level feature oak staircase and gallery landing leads to a formal lounge, family area, open plan dining kitchen, utility room, bedroom/ sitting room and wc. There are bi-fold and French doors on all rooms to the rear giving access to the landscaped gardens with patio area ideal for al fresco entertaining with woodland backdrop. On the upper level master bedroom with en-suite facilities and dressing room, bedroom with en-suite, two further bedrooms and family bathroom. The property offers versatile living space throughout, the ground floor could be adapted to provide self contained living accommodation if required subject to the necessary consents. Gas central heating and double glazing throughout.





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

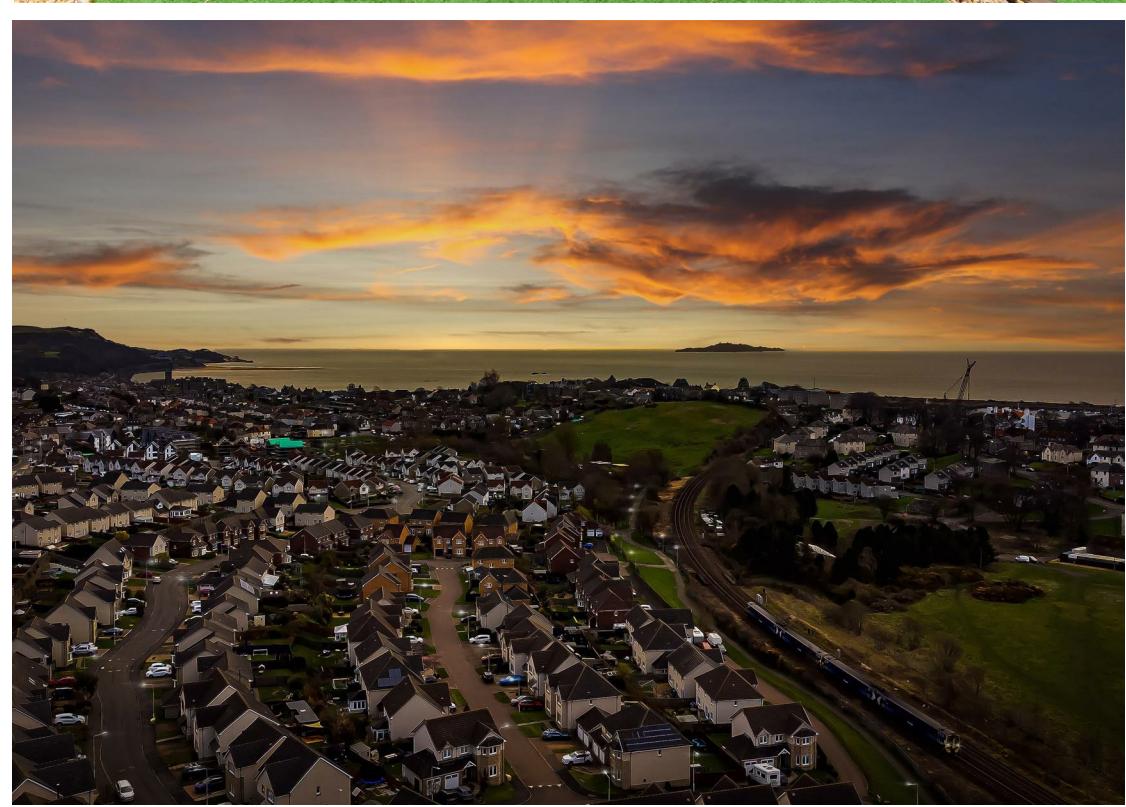
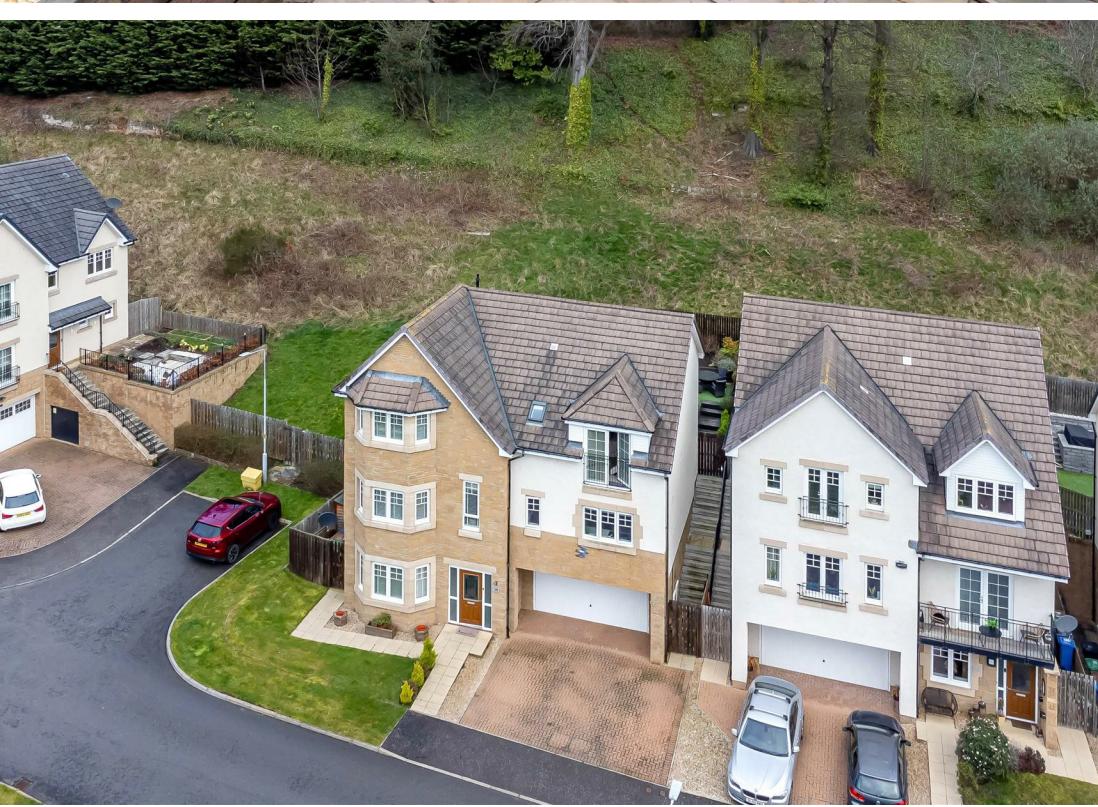
All floor coverings, blinds, bathroom and light fittings (not including the family area fitting), together with integrated appliances.

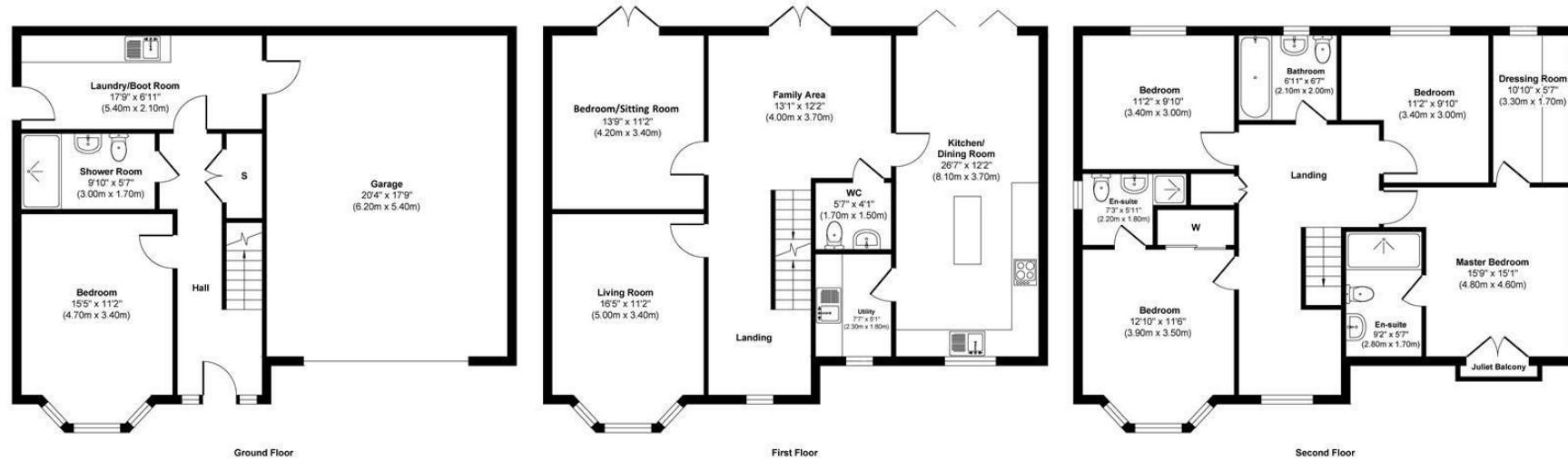
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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