

Morgans

PROPERTY

23a James Park, Burntisland, KY3 9EW

Offers Over £110,000

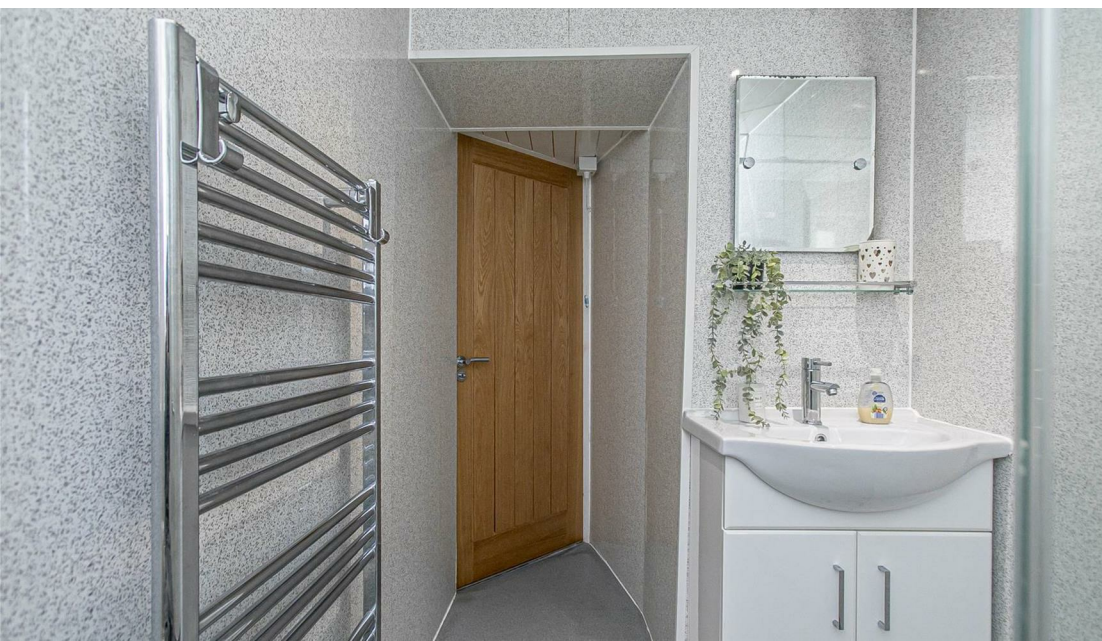


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****CLOSING DATE THURSDAY 17 APRIL 2025 @ 12 NOON**** Rarely available in todays market is the opportunity to purchase this end terraced villa. The property is a credit to the present owner with stylish fixtures throughout and briefly comprises entrance hallway with breakfast bar, kitchen, lounge with rear door to the fully enclosed rear patio garden with seating area and storage, shower room on the ground floor. On the upper level is the spacious bedroom with fitted wardrobes and study/dressing area. The gas central heating system was installed and upgraded in November 2024. Early viewing is recommended to appreciate the accommodation on offer.





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

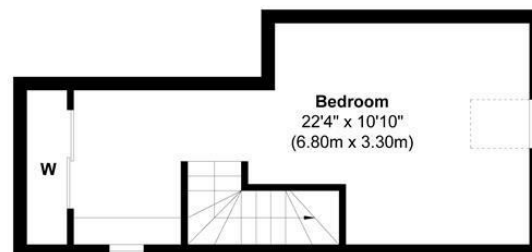
All floor coverings, curtain poles, bathroom and light fittings together with integrated appliances.

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.

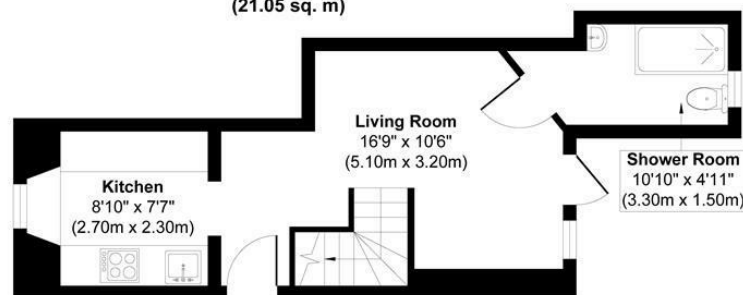




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First Floor
Approximate Floor Area
227 sq. ft
(21.05 sq. m)



Ground Floor
Approximate Floor Area
271 sq. ft
(25.15 sq. m)



Approx. Gross Internal Floor Area 498 sq. ft / 46.20 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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