



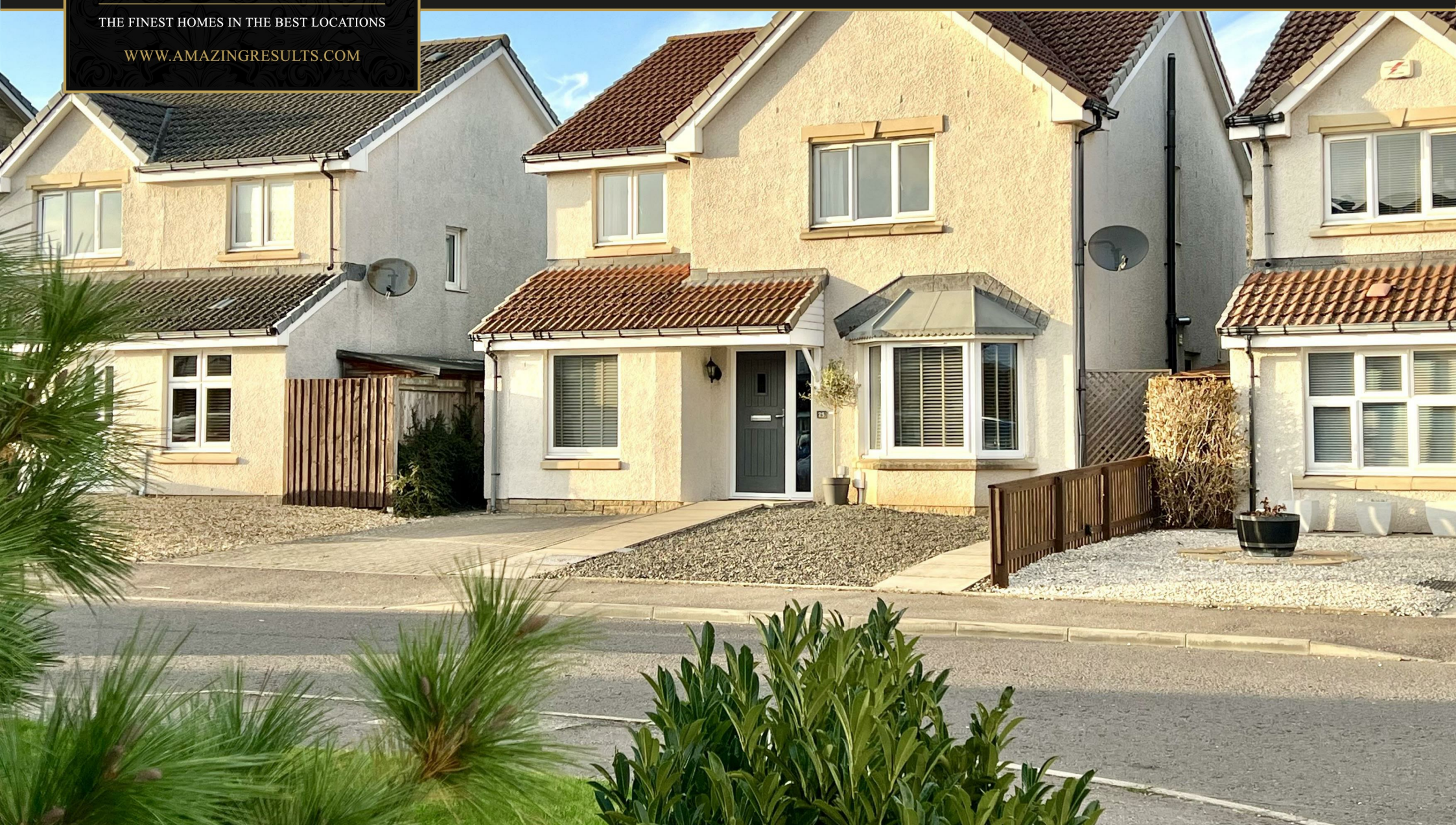
LUXURY HOMES COLLECTION

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25 KIRKTON DRIVE *BURNTISLAND, KY3 0DD*







25 Kirkton Drive

An outstanding 5 bedroom Executive Detached Family Home with fabulous extension that will impress all who view, situated in a highly sought-after residential area, close to local amenities, in the popular coastal village of Burntisland.

Nestled in the picturesque seaside town of Burntisland, No. 25 Kirkton Drive presents an exceptional opportunity to acquire a beautifully proportioned 5 bedroom, 3 reception, 3 bathroom extended Detached Family Villa. This splendid home boasts five generously sized bedrooms, providing ample space for a growing family or those who enjoy entertaining guests.

The property features three well-appointed bathrooms and a convenient utility room, ensuring that daily living is both comfortable and practical. The heart of the home is undoubtedly the semi open plan sitting room and superb refitted kitchen area complete with built-in appliances, which has been thoughtfully designed to maximise both space and natural light. This inviting setting is perfect for cosy evenings or lively gatherings with friends and family. Additionally, the property includes a family dining room, off the main kitchen adjacent to the utility room. One of the bedrooms is particularly versatile, as it could easily serve as a ground floor granny annexe complete with its own en-suite, offering privacy and convenience for extended family members or guests with the lounge across the hallway.

Properties of this calibre are rarely available, making this a truly special opportunity for the discerning buyer. Do not miss the chance to make this stunning property your own and enjoy the best of Burntisland living.

Offers Over £369,950



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DESCRIPTION

A rare find in this price range. Choice property with many bespoke features, this family home is bound to WOW any potential new owner with this spacious, flexible layout of likely interest to growing families, those seeking a teenager, work-from-home space or granny annexe.

The accommodation comprises on the ground floor a welcoming, bright entrance hallway, lounge with bay window, beautifully presented sitting room with patio doors to the terraced private garden, dining room, utility room and designer fitted kitchen that includes built-in kitchen appliances and space for breakfasting table and chairs. There's also a good-sized double bedroom with en-suite shower, ideal as separate work-from-home space, granny or teenager annexe that will delight all who view!

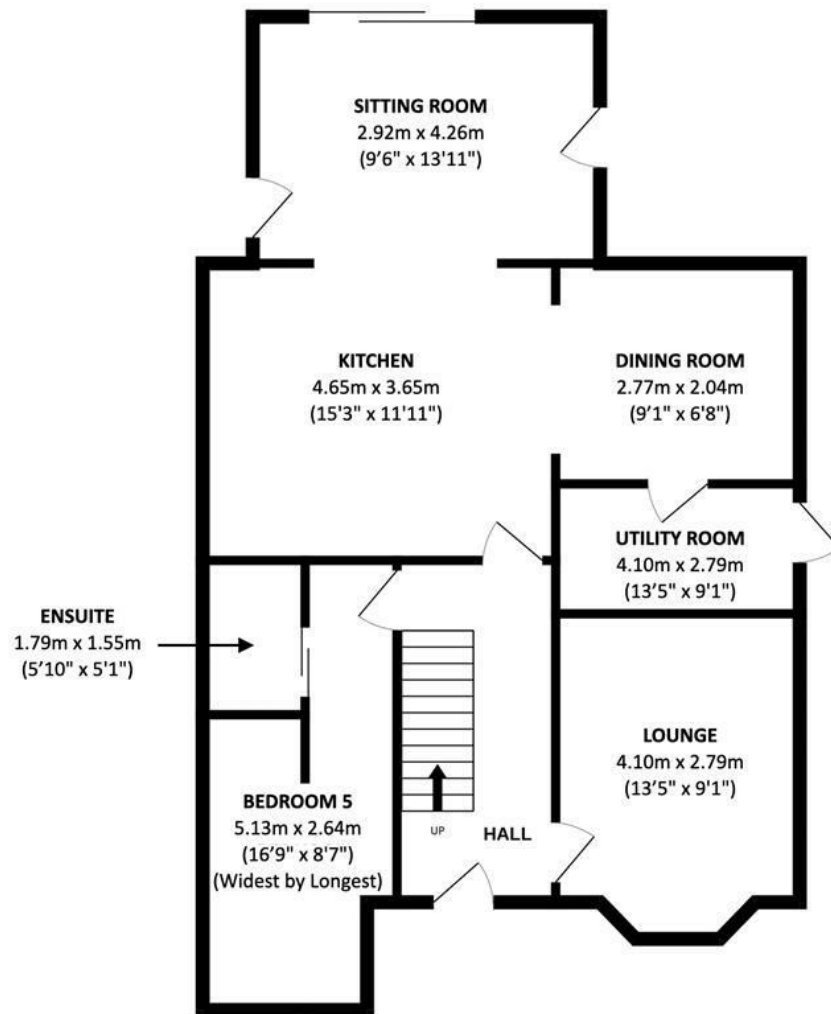
On the upper floor there is a generous master bedroom with en-suite shower room. There are a further 3 good-sized bedrooms and a 3-piece family bathroom. Access to attic and storage. The property is double glazed with gas central heating system.

This exceptional family home has been enhanced throughout with a wealth of additional features which must be viewed to be fully appreciated.

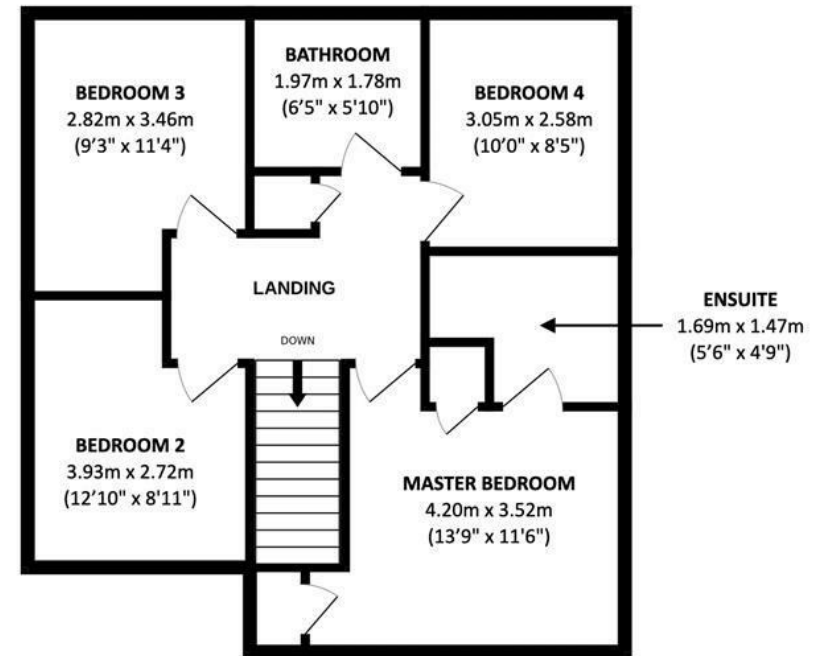
A truly special family house, beautifully presented with quality fixtures and fittings and high specification appliances. Not your average home. Viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

The Fife town of Burntisland enjoys a delightful seaside setting on the south coast of Fife, 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

- * Outstanding Extended Detached Family Villa
- * Highly Sought-After Location
- * Lounge with bay window
- * Dining Room
- * Stunning Sitting Room (Patio Doors)
- * Superb Re-Fitted Kitchen & Utility Room
- * Master Bedroom (En-Suite Shower Room)
- * Ground Floor Bedroom (En-Suite Shower Room)
- * 3 Further Double Bedrooms
- * Family Bathroom
- * Private Enclosed Gardens
- * Driveway
- * Gas Heating & Double Glazing

EXTRAS

All fitted floor coverings, blinds and integrated kitchen appliances are included in the sale.

GARDENS & PARKING

Easily maintained front garden with mono bloc driveway. The garden to the rear boasts a good-sized terraced garden with raised decked area and fence surround providing a high degree of privacy. Timber garden shed with power.

Outside, the property benefits from a driveway that accommodates parking for one vehicle, adding to the convenience of this delightful home.

INTERESTED IN VIEWING THIS HOME?

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

GET FEE-FREE MORTGAGE ADVICE

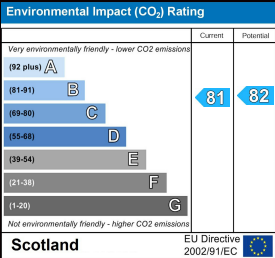
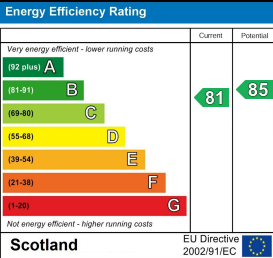
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