



43 Kirkbank Road
Burntisland, Fife, KY3 9HZ

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule with a half glazed inner door opening to hallway.
- Reception hall with feature arch, parquet flooring and under stair storage.
- Well-presented bay windowed living room with fireplace.
- Attractive fitted kitchen with island breakfast bar, solid wood worktops, Belfast sink, pulley and integrated appliances.
- Dining room with French doors leading out to a well-tended mature garden.
- Back staircase leading to single bedroom/home office or study.
- Shower room with storage & plumbing for automatic washing machine.
- Original ornate wooden staircase.
- Contemporary bathroom with roll top bath on mezzanine level.
- Upper landing with storage.
- Access to floored attic via a Ramsay ladder.
- Generously proportioned bay windowed double bedroom with fireplace.
- Outstanding views to the Firth of Forth and onwards to Edinburgh.
- Two further well-presented double bedrooms.
- Private garden to front.
- Good sized garden at rear with wooden children's playhouse and sandpit.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

Stunning mid-terrace home situated in a desirable street within the sought-after coastal town of Burntisland in East Fife. The property is brought to the market well-presented throughout and would make an ideal home for discerning, family buyers looking for excellent space inside and out. The C-Listed property retains many charming period features including original staircase, cornicing, Cupola, fireplaces and sash and case windows throughout. The property is in a great location, just a few minutes' walk from the beach, vibrant high street and train station (with direct links to Edinburgh).



STUNNING MID-TERRACE EDWARDIAN
HOME SITUATED IN A DESIRABLE STREET
WITHIN THE SOUGHT-AFTER COASTAL
TOWN OF BURNTISLAND IN EAST FIFE.





LOCATION

The bustling coastal town of Burntisland is well known for its award-winning sandy beach, the 15th-century Rossend Castle, as well as the traditional summer fair with Highland Games hosted on The Links. It also boasts Burntisland Golf House Club which is officially recognised as the 10th oldest golf club in the world. To the north of the town, The Binn Hill stands at 632 feet and is a well known landmark of the Fife coastline. The thriving High Street has a good range of local shops, hairdressers, pubs, hotels with restaurants, bank, hot food takeaways, a café/ice cream parlour and Beacon Leisure Centre with swimming pool. Burntisland also has its own primary school and secondary education is available in Kirkcaldy at Balwearie and St Andrews High Schools. The town features on the Fife coastal path and has its own train station, making it the ideal choice for the busy commuter. Burntisland is within easy commuting distance of Kirkcaldy and Dunfermline as the A921 coast road runs through the town and connects to the M90 Motorway at Inverkeithing in the west and the A92 at Kirkcaldy in the east. The A909 travels inland towards the A92 at Cowdenbeath and the M90 at Kelty. The town is also served by regular bus services. Edinburgh is a short journey away, easily reached via train or motorway and Edinburgh Airport is just a short 30 minute drive away.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING RANGE COOKER, COOKER HOOD, INTEGRATED FRIDGE/FREEZER, DISHWASHER, MICROWAVE AND PULLEY. SOME BEDROOM FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION. THE CHILDREN'S PLAYHOUSE, SMALL SHED AND SANDPIT WILL ALSO BE INCLUDED WITHIN THE SALE PRICE. SOME BEDROOM FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND -	E
TRAIN STATION -	APPROXIMATELY 0.8 MILES TO BURNTISLAND TRAIN STATION.
AIRPORT -	APPROXIMATELY 19.4 MILES TO EDINBURGH AIRPORT
BUSES -	WITHIN 100 METRES.

INFORMATION

THE PROPERTY CURRENTLY HAS ACCESS TO A GARAGE NEARBY WHICH IS RENTED FROM THE COUNCIL AND ANY PURCHASER WOULD MAY HAVE THE OPPORTUNITY TO DO THE SAME SUBJECT TO APPLICATION THROUGH THE COUNCIL.



Shower Room
3.0 x 2.3
9'10 x 7'6

Dining
3.3 x 3.0
10'10 x 9'10

Kitchen
4.2 x 3.6
13'10 x 11'10

Living Room
5.5 x 4.6
18'1 x 15'1



Ground Floor

Bathroom
3.0 x 2.1
9'10 x 6'11

Bedroom 4/Study
3.3 x 3.0
10'10 x 9'10

Bedroom 2
4.3 x 3.6
14'1 x 11'10

Bedroom 3
3.2 x 3.0
10'6 x 9'10

Bedroom 1
5.5 x 3.6
18'1 x 11'10

First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



ENERGY PERFORMANCE
CERTIFICATE RATING D

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.