

7B Cromwell Road

BURNTISLAND, FIFE, KY3 9EH



*Delightful lower villa in walk-in-condition,
excellent buy-to-let investment*



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7b Cromwell Road is a beautifully presented ground-floor flat. The property has been carefully maintained by the present owners and is in move-in condition.

THE STUDIO APARTMENT



Entrance to the building is via a security entry system to the front leading into a well-maintained communal hallway. The welcoming reception hall leads to the open-plan studio apartment.

The lounge and kitchen area features a window to the rear maximizing the open outlook. The modern fitted kitchen has a full range of floor and wall-mounted units.



The bedroom area is a good size and offers space for large wardrobes and has further windows with views to the front.





The three-piece family shower room with white suite and partial tiling completes the accommodation on offer.

THE SHOWER ROOM



The property further benefits from double glazing and gas central heating. The property comes with parking at the front of the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

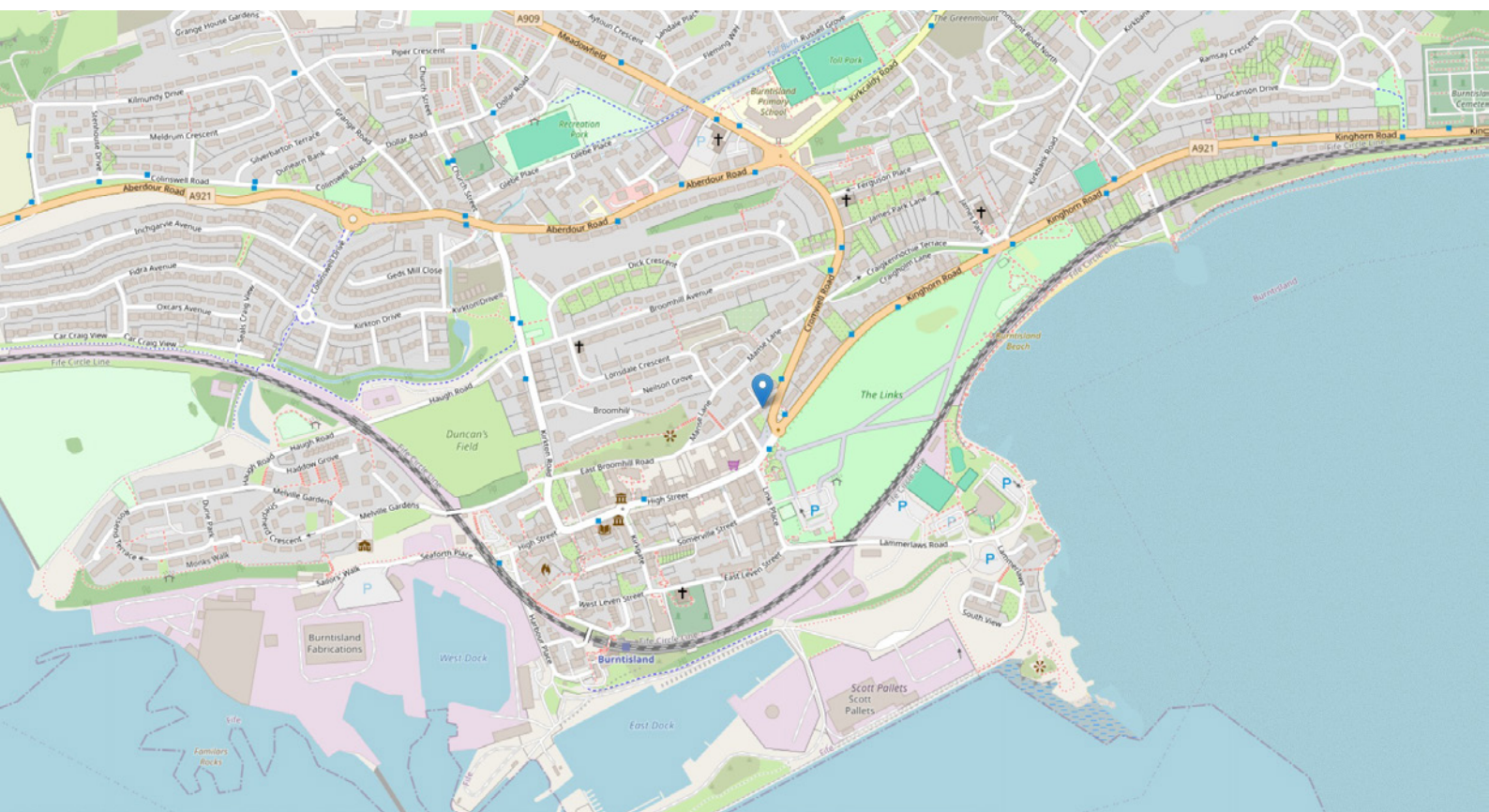


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Bedroom 7.30m (23'11") x 3.65m (12')
Shower Room 2.30m (7'6") x 2.10m (6'11")

Gross internal floor area (m²): 30m² | EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Burntisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the town, which oozes charm and character, there is a selection of shopping for everyday requirements and a local primary school of good repute.





The majority of secondary school pupils attend Balwearie High School in nearby Kirkcaldy. Burntisland is known for its sandy Blue Flag beach, the 15th-century Rosscend Castle, and its traditional summer fair and Highland games day. To the north of the town, a hill called The Binn is a landmark of the Fife coastline. Burntisland railway station serves the town and provides direct links with, amongst other stops, Kirkcaldy to the north and Edinburgh and the south and there are regular bus services.



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