



30 Dick Crescent, Burntisland – KY3 0BS

Burntisland

Offers Over **£89,995**





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30 Dick Crescent

Burntisland, Burntisland

New for sale a spacious main door Cottage style Lower Flat in much sought after location. Comprising Entrance Hall - Lounge - Two Double Bedrooms - Modern Kitchen - Shower-Room. Benefitting from DG- GCH (boiler installed 2020) - EPC C - HOME REPORT £95,000. Externally enclosed front garden, low maintenance rear garden with shed & further rear section of garden. View Now!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

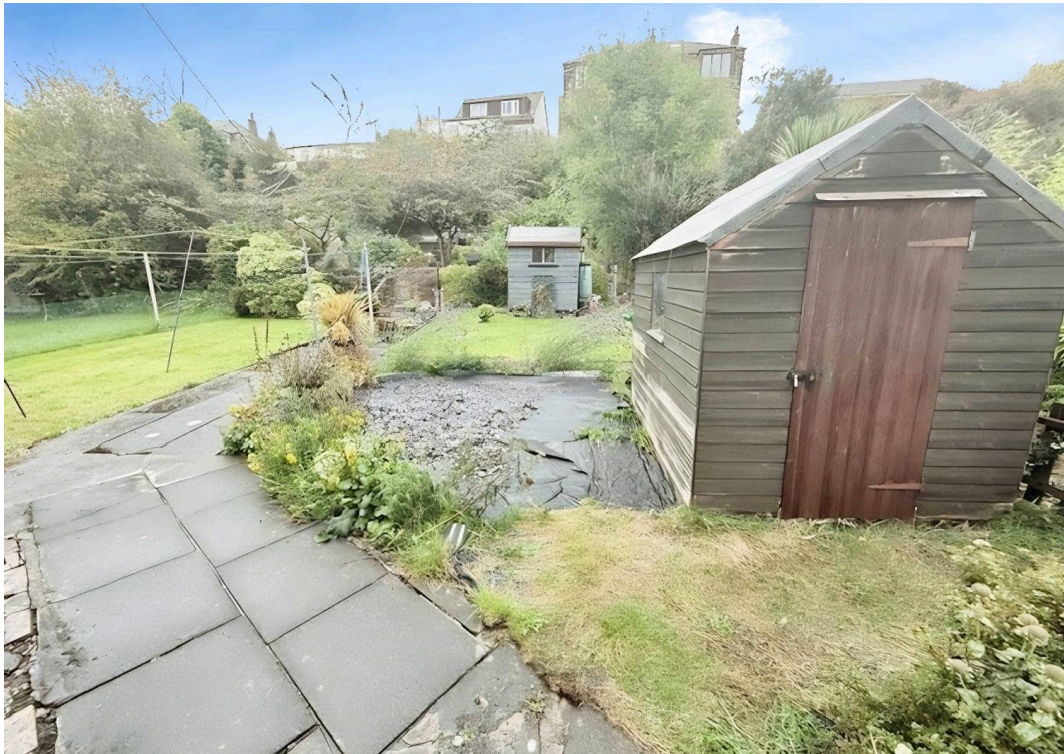
- SPACIOUS MAIN DOOR LOWER COTTAGE FLAT
- TWO DOUBLE BEDROOMS
- BRIGHT LOUNGE
- MODERN KITCHEN
- SHOWER-ROOM
- FRONT & REAR GARDENS
- DG- GCH - EPC C - HOME REPORT £95,000
- IDEAL STARTER/ RETIREMENT HOME
- LETTING LEGISLATION COMPLIANT



FRONT GARDEN

REAR GARDEN





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C	73	75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C	75	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND 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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