










Offers Over
£500,000

8 Broomhill

Burntisland | Fife | KY3 OBQ

Neilsons are delighted to present this unique and exceptionally appealing period home, quietly tucked away at the end of a private road. Enjoying a dramatic elevated position, the property offers breathtaking open views over the Forth and surrounding areas. Built in 1858 and designed by renowned architect Frederick Thomas Pilkington, this Grade A listed home stands as a testament to historic elegance and architectural excellence.

-  6 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – F
-  Council Tax Band – E



Description

The property is split on to several levels and offers flexible accommodation to suit any family, and in brief comprises; On the ground floor is a fantastic reception room with a stunning bay window and features such as a solid feature fireplace and cornice work along with additional storage, on this floor you will also find a bathroom showcasing a white four piece suite, shower over the bath and complimented with monochrome tiling; to the lower ground level is the fitted kitchen with a range of units and space for dining table with a handy utility area off while allowing direct outside access; one floor up is three well proportioned double bedrooms all with far reaching views to the north over the rolling countryside. On the half landing up is a second splendid reception room again with the benefit of a bay window overlooking the garden ground, while enjoying an aspect over the town itself, to the Forth and to Edinburgh, the room also has another period fireplace and cornice work. Two further well proportioned double rooms, both with the similar northerly aspect and wooden flooring along with a modern shower room offering a white two piece suite and walk in cubicle with an electric shower with natural light provided via a skylight. At the top of the property is a spacious double bedroom with uninterrupted views over the Forth and beyond, although a degree of modernisation is required this could be an impressive principal bedroom.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The seller will provide no warranty to the fireplaces throughout the property and shall be sold as seen.

Gardens

To the front (south) is an expansive mature garden, mostly laid to lawn with mature trees and shrubbery. The garden is an idyllic spot while retaining a safe space for children and pets alike. To the rear is a private courtyard garden for a quiet peaceful retreat.

Viewing

Please contact Neilsons on 0131 625 2222.





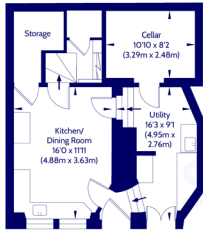
Location

The property occupies an enviable location, forming part of the charming coastal town of Burnisland, with its award-winning beach and delightful surrounding countryside. The high street is well stocked with a good variety of day-to-day shops, cafes, takeaways and bars, with more extensive amenities found in neighbouring Kirkcaldy and the City of Dunfermline with its famous abbey. There are frequent rail links to Edinburgh City Centre via Burntisland Train Station, together with easy access to the main roads into Edinburgh, Dunfermline and Glasgow. The area boasts an abundance of beautiful outdoor spaces, swimming pool, golf courses and cycling routes to enjoy and is a great gateway to many of the Fife coast's beautiful villages and magnificent beaches.

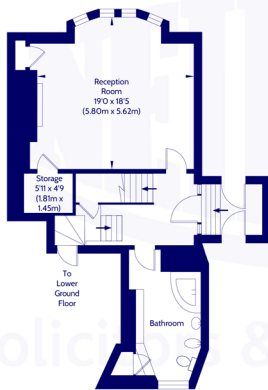




Approx. Gross Internal Floor Area Excl. Cellar 274.42 Sq M / 2954 Sq Ft.



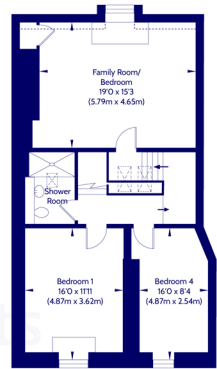
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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