

## **86 James Park** Burntisland, KY3 9EP







Ĵ,	
1 pi	Jolic





## Key Features

- Bright and spacious living room
- Modern kitchen
- Two bedrooms
- Front and Rea gardens
- $\cdot$  Garden office
- Gas central heating

## EPC: D

Council Tax: Band



## Location

Located in Burntisland in Fife, Scotland, a charming coastal town with a rich history and a scenic setting. Burntisland's appeal as a picturesque coastal town, combined with its proximity to Edinburgh, makes it a highly desirable location.

The town boasts beautiful coastal views, with the Firth of Forth providing a stunning backdrop. Burntisland's sandy beach is a popular spot for relaxation and recreation, and there are scenic walks along the coastline and nearby hills.

Burntisland is well-equipped with essential amenities, including schools, shops, and healthcare services. The High Street features a mix of local shops, cafes, and restaurants, offering a range of dining and shopping options.

The town is well-connected by public transport. Burntisland has a railway station with regular services to Edinburgh and other parts of Fife, making commuting relatively convenient





Viewing Tel: 0131 253 2494





5 South Charlotte Street, Edinburgh, EH2 4AN T: 0131 564 1159 E: info@rd-legalservices.co.uk



Disclaimer: These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.