



Morgans

PROPERTY

36 Cromwell Road, Burntisland, KY3 9EH

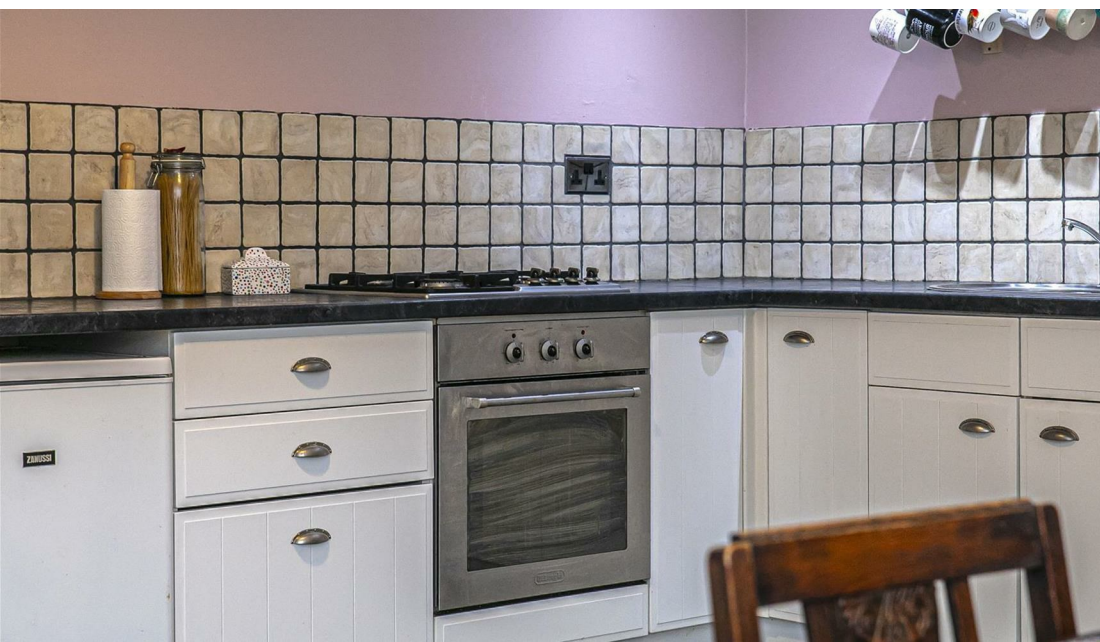
Offers Over £250,000







We are delighted to bring to the market this most attractive, traditional, semi-detached villa (Circa 17th Century). Located in the heart of Burntisland this is a lovely home which exudes character and charm throughout and would be an ideal main residence or indeed as holiday home. The accommodation briefly comprises entrance vestibule, downstairs w.c, main hallway, sitting room, dining kitchen with french doors out to enclosed private courtyard, an idyllic little haven and utility room/office or playroom. This room is totally flexible in what it is used for. On the upper level there are three bedrooms, two with built in wardrobes, and a family bathroom. This property is double glazed with gas central heating.





LOCATION

Burntisland is an excellent commuter base with train station within walking distance of Cromwell Road, and Edinburgh, Dunfermline and Kirkcaldy are all within an easy drive of Burntisland. There are a variety of local amenities, including primary schools, a sports centre, beach facilities and shops. The High Street has a variety of local shops including coffee shops and library. The local swimming pool is a 10 min walk from the property and the award winning beach and country walks are a 5 minute walk away. A wider range of amenities are available in the nearby towns of Kirkcaldy and Dunfermline. Ample public transport services available via bus and rail links.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom fittings together with integrated appliances.

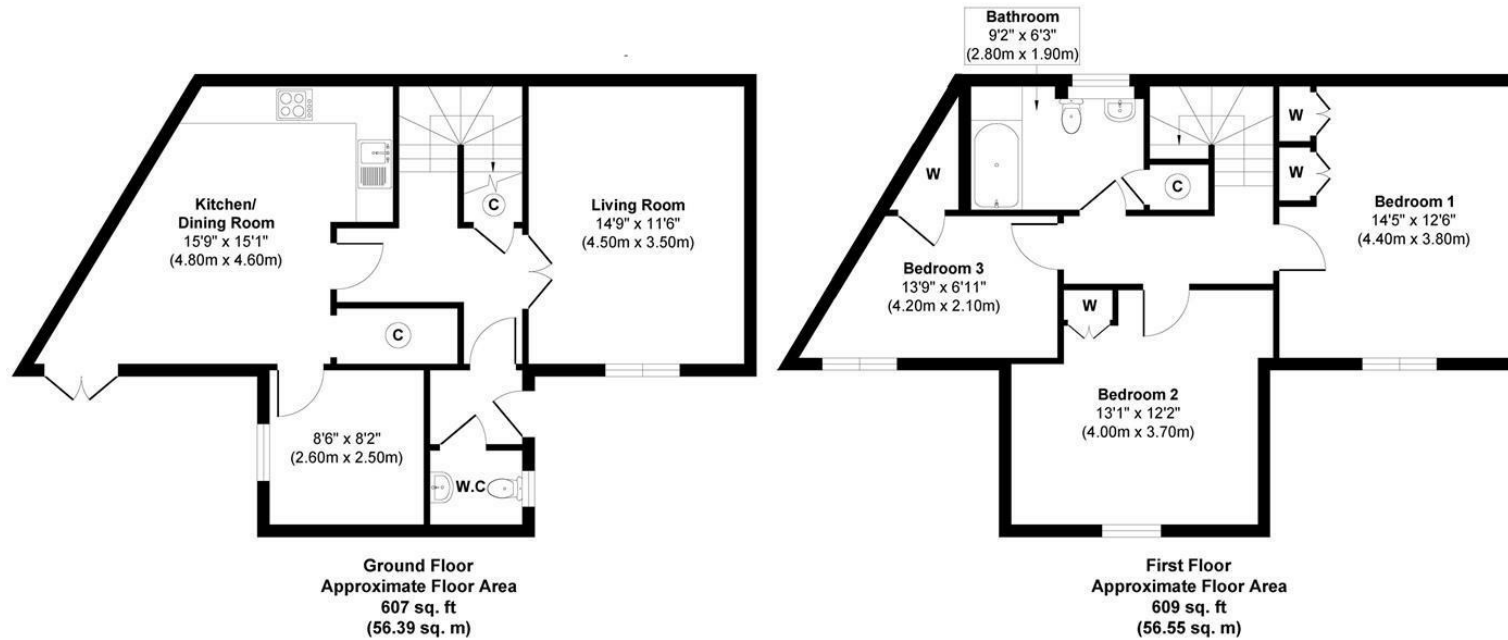
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 1192 sq. ft / 110.75 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.