



Morgans

PROPERTY

67 Kirkbank Road, Burntisland, KY3 9JA

Offers Over £350,000











We are delighted to bring to the market this charming and deceptively spacious, extended, chalet bungalow with double bedroom on the upper level. This property is situated in one of Burntisland's most desirable and rarely available locations. The home is in lovely condition and has been extended to the rear with the addition of a superb family/sitting room with open outlook over the easy to maintain gardens which are enclosed providing privacy and a child and pet safe environment. The gardens are landscaped and offer an idyllic setting towards Binn Hill. The accommodation is flexible throughout with the ground floor comprising: entrance vestibule; hallway; front facing dining room or fourth bedroom, with wood burner; breakfasting kitchen; sitting room with picture windows giving a view of the garden (with electric blinds across the French doors and ceiling Velux window); separate utility room with integral door to garage; study; master bedroom with en-suite shower room, dressing room and velux window with electric blinds; a further double bedroom; and a four piece modern bathroom with roll top bath. On the upper level there is a further double bedroom with built in storage. The gardens and monobloc driveway to the front give access for several vehicles leading to a single garage with electric door. The property is double glazed with gas central heating. Early entry is available.







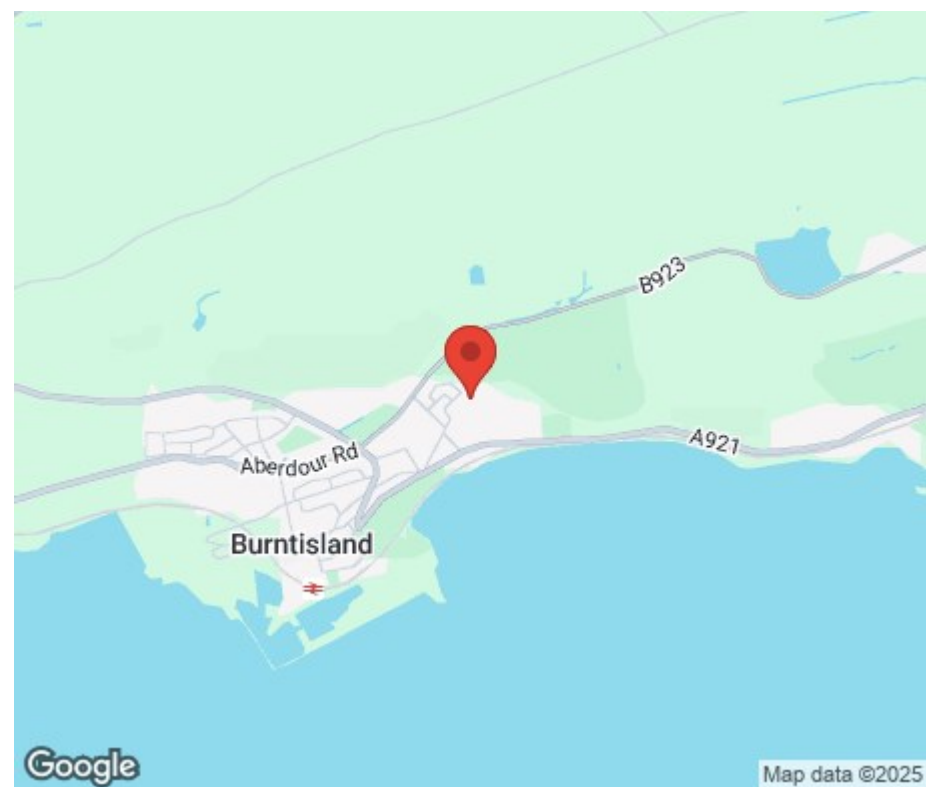
## LOCATION

Burntisland is a beautiful seaside town on the shores of the Forth estuary, located between the major towns of Dunfermline and Kirkcaldy. Burntisland town has a wide range of services and amenities including local shopping, recreational and sporting facilities and a railway station giving direct access to Edinburgh which makes commuting easy. It is an approximate 15 minute walk to the station. There are woodland walks and cycle routes on the door step and at the end of the road is a short walk to the golf course.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, curtains, bathroom and light fittings together with integrated appliances, fridge/freezer and the washing machine, dishwasher, the metal shelving in the garage is not included. Anything else in the house can be sold under separate negotiation.

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.









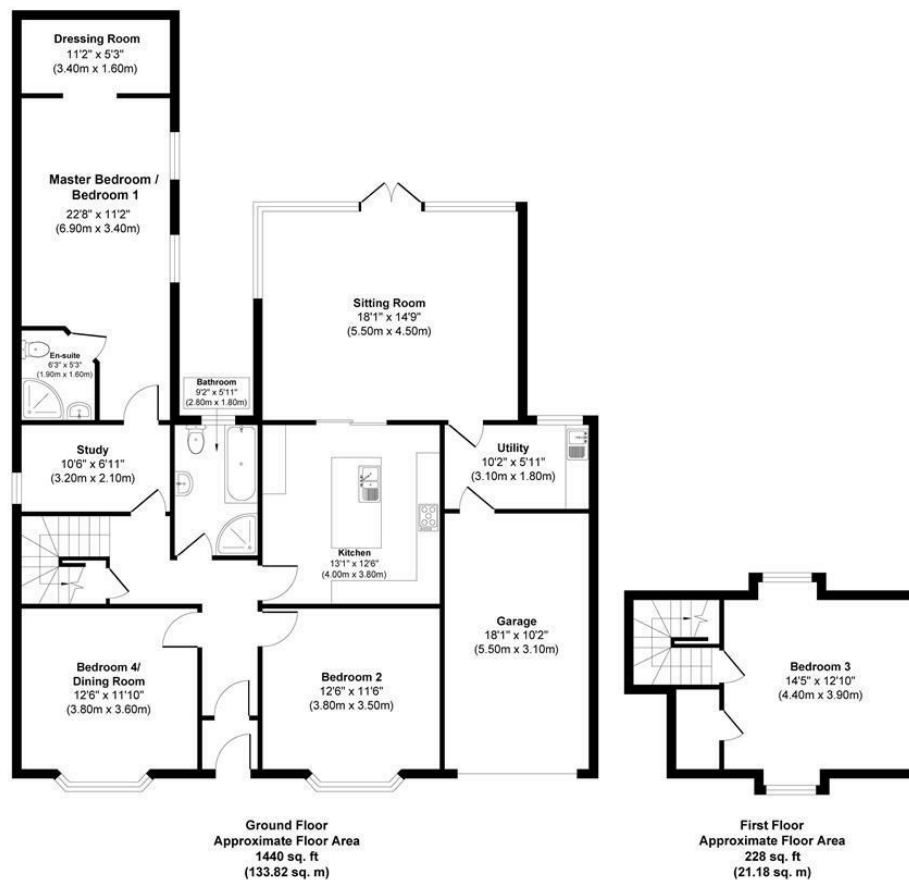








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Approx. Gross Internal Floor Area 1668 sq. ft / 155.00 sq. m

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

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.