



28 Macdonald Place, Burntisland

Offers over £95,000

Driveway • UPVC Double Glazing • Newly Fitted Kitchen • Garden Grounds



One bed top floor flat in Burntisland. Ideal for first-time buyers or couples. Lounge/diner, kitchen, bedroom, garden, and driveway. Call to view!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Driveway
- UPVC Double Glazing
- Newly Fitted Kitchen
- Garden Grounds



ENTRANCE HALLWAY

The property is accessed through a UPVC door into entrance vestibule with laminate flooring leading to entrance hallway. Carpeted stair-rise leading to first floor level.

FAMILY SHOWER ROOM

Dimensions: 6' 5" x 6' 0" (1.95m x 1.84m). Family shower room fitted with a 3-piece suite comprising: Low-level WC, vanity wash hand basin and corner shower cubicle. Wet wall surround and tiled flooring for ease of cleaning. Double glazed UPVC opaque window formation overlooking the side of the property.

GARDEN GROUNDS

Garden grounds to the front of the property with gravel area belonging to the property together with a paved area at the rear. Timber shed. Driveway to the front of the property with space for 2 cars.

KITCHEN

Dimensions: 11' 3" x 6' 3" (3.42m x 1.91m). The kitchen has been newly fitted with a mixture of wall mounted and floor standing colour co-ordinated storage units incorporating ample work-top surfaces. Integrated electric hob, electric oven and electric cooker hood. Space for fridge/freezer. Space and plumbing for both washing machine and dish washer. Vinyl flooring. Wall radiator. Double glazed UPVC window formation overlooking the rear of the property.

LOUNGE/DINER

Dimensions: 15' 1" x 18' 4" (4.6m x 5.6m). The lounge is a good sized bright room with carpeted flooring Double glazed UPVC window formations overlooking the front of the property. Wall radiator. Access to rear hallway.

INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

BEDROOM

Dimensions: 10' 2" x 8' 6" (3.11m x 2.6m). Bedroom with carpeted flooring. Built-in wardrobe. Double glazed UPVC window formation overlooking rear of property. Ceiling coving. Wall radiator.

FIRST FLOOR LANDING

The first floor landing is carpeted with the benefit of a radiator. Access to lounge/diner.

SITUATION

No 28 is situated in the popular coastal Town of Burntisland. There are a variety of local amenities, including primary schools, a sports centre, beach facilities and shops, with a wider range of amenities available in nearby Kirkcaldy and Dunfermline. There is a good public transport service with both bus and rail links.

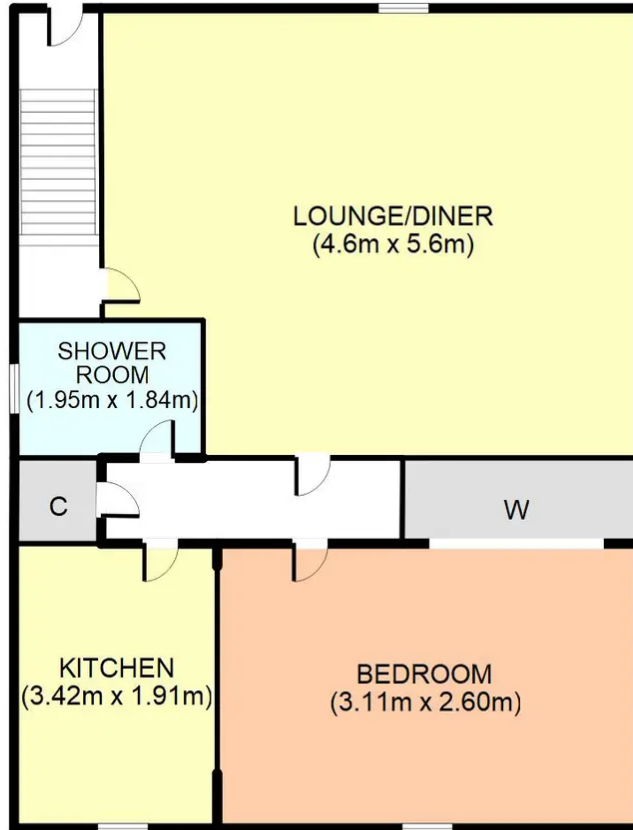
REAR HALLWAY

Rear hallway with useful storage cupboard. Carpeted flooring. Access to newly fitted kitchen, bedroom and shower room.





**28 Macdonald Place, Burntisland,
KY3 9JT**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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