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23 KIRKTON DRIVE *BURNTISLAND, KY3 0DD*







23 Kirkton Drive

Nestled in the charming coastal village of Burntisland, No. 23 Kirkton Drive is an exceptional opportunity to acquire a stunning four-bedroom detached family home. This impressive property boasts a generous 1,119 square feet of living space, making it perfect for families seeking comfort and style.

Situated in a highly sought-after residential area, this home is conveniently located close to local amenities, making it an ideal choice for a wide variety of potential buyers. This family home is bound to WOW any potential new owner with this spacious, flexible layout of likely interest to growing families, those seeking a work-from-home space or a simply looking for more accommodation boasting 4 bedrooms, 2 reception rooms, WC, en-suite shower room and modern bathroom.

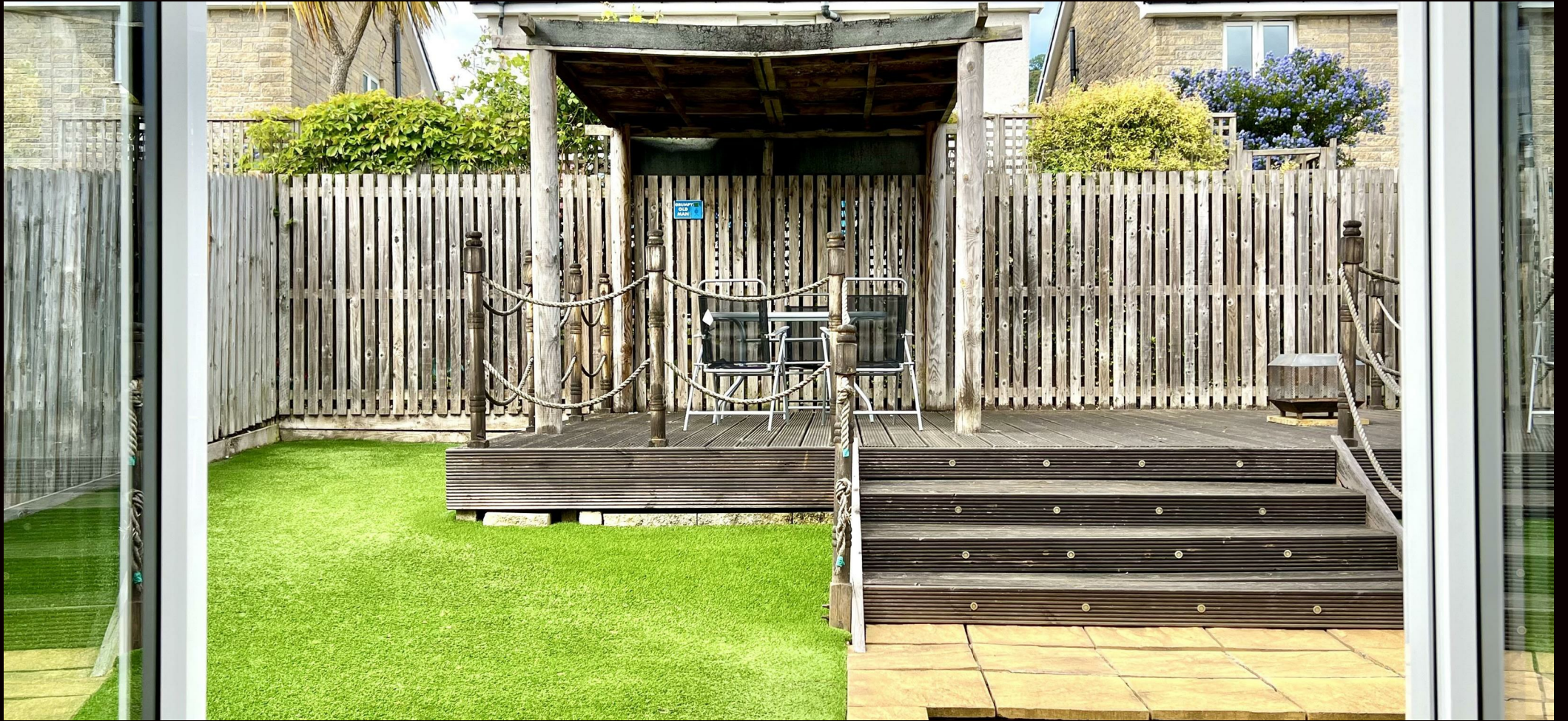
Not your average property, and a rare find in this price range. Do not miss your chance to make this stunning home your own and experience the best of Burntisland living.

Viewing is highly recommended.

Offers Over £299,950



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DESCRIPTION

A truly special family house, beautifully presented with quality fixtures and fittings and high specification.

Upon entering, you are greeted by a welcoming hall that leads to a good-sized lounge with french doors opening into the delightful private garden. A spacious family room, ideal for relaxation is situated to the front of the property. The fitted kitchen comes complete with modern appliances, ensuring that culinary enthusiasts will feel right at home. Additionally, the versatile fourth bedroom can easily serve as a dining room, providing flexibility to suit your lifestyle. A convenient WC is also located on the ground floor.

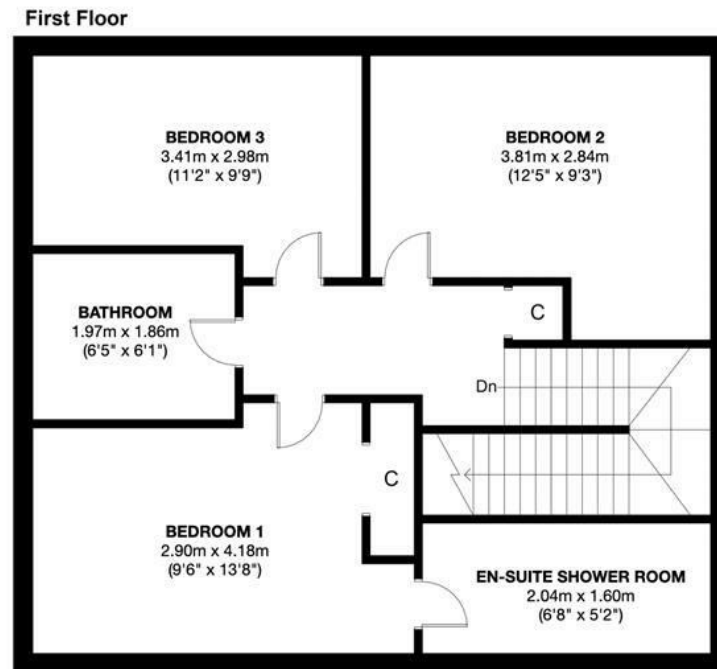
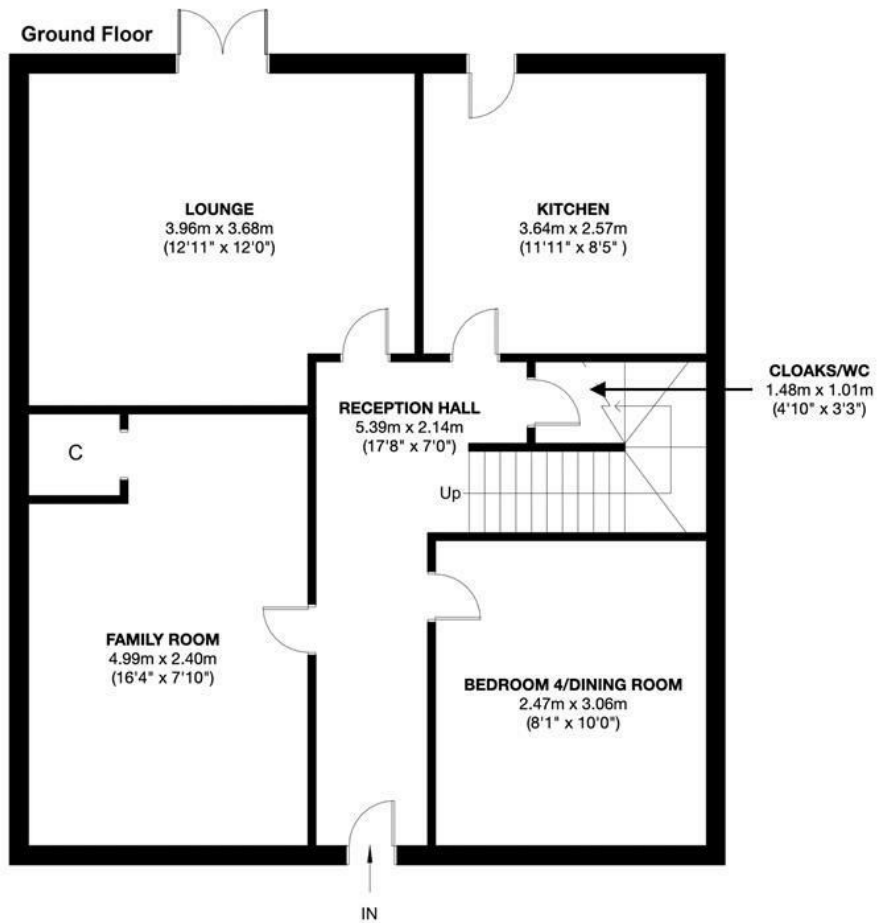
The first floor features a well-appointed landing that leads to the master bedroom, which benefits from an en-suite shower room, along with two further good-sized bedrooms. A attractively refitted modern bathroom completes this level, offering both functionality and style.

Outside, the property boasts a two-car driveway, ensuring ample parking for residents and guests alike. The wonderful private rear garden is easily maintained and features a superb raised covered decked area, perfect for enjoying the outdoors in any weather, all bordered by a secure fence surround.

Further benefits include gas central heating, double glazing, excellent storage, a large attic and outside tap.

Early viewing is highly recommended to fully appreciate the style, space, flexible accommodation and easily maintained private gardens that this impressive family home offers in one of Fife's most sought-after coastal locations.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

The Fife town of Burntisland enjoys a delightful seaside setting on the south coast of Fife, well-connected to Scotland's capital and beyond. The town is a historic Royal Burgh, a vibrant community, renowned for its award-winning sandy beach, 15th-century Rossend Castle, traditional summer fair and the prominent Fife coastal landmark of Binn Hill. Burntisland lies on the 116-mile long Fife Coastal Path and is well-served by a good range of local amenities with shopping for everyday requirements including a number of popular pubs and restaurants, leisure centre with indoor swimming pool and local golf course. Nearby Dalgety Bay, City of Dunfermline and Kirkcaldy offer a wider range of amenities where major supermarkets can also be found.

The primary school has superb modern facilities and is well regarded, while the nearest secondary school is in Kirkcaldy. There are a number of private schools within easy reach including Dollar Academy and a number of highly rated Edinburgh schools (easily accessible by train) as well as St Leonards in St. Andrews.

As well as a train station with regular services into Edinburgh making for an easy commute, regular bus services and excellent road links via the M90, just 8 miles to the west, makes Burntisland an ideal home to many commuters working in the larger local towns across the Central Belt. The area boasts many beautiful outdoor spaces, golf courses, walking and cycling routes to enjoy and within easy reach of other lovely East Neuk villages & towns of Fife, such as Aberdour, Anstruther and St. Andrews.

KEY FEATURES

- * Outstanding Detached Family Villa
- * Highly Sought-After Location
- * Lounge With French Doors To Garden
- * Dining Room/Bedroom 4
- * Spacious Family Room/Study
- * Superb Fitted Kitchen (Appliances)
- * Master Bedroom (En-Suite Shower Room)
- * 2 Further Double Bedrooms
- * Modern Family Bathroom
- * Delightful Private, Easily Maintained Gardens
- * 2-Car Driveway
- * Gas Heating & Double Glazing

EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances and timber garden shed are included in the sale.

GARDENS & PARKING

A particular highlight of the property is the private garden space, ideal for outdoor dining, relaxation and family use. Double glazed French doors open directly onto the rear patio from the lounge. A delightful split level easily maintained garden that includes a generous raised covered decked area providing an ideal setting for outdoor dining and entertaining that will delight all who view. A 2-car mono bloc driveway provides ample off-street parking, adding to the practicality of the home.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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WHAT'S YOUR HOME WORTH?

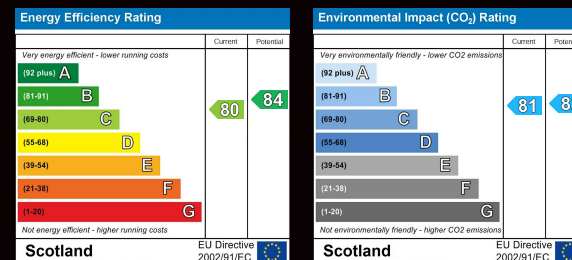
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