



43 Duncanson Drive
BURNTISLAND | KY3 9JS


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Most appealing semi detached villa in a peaceful setting only a short walk from the Forth waterfront and the green expanse of the Links, with excellent local facilities and the railway station also within easy reach.

This is a superb starter home for a couple or young family offering a ready to move into, light and spacious interior, private gardens, garage and drive. The sunny living room has a lovely fireplace as a focal point, fitted with a real flame effect gas fire. Stylish dove grey Shaker style units provide ample storage space within the kitchen, which has space for breakfasting. Upstairs you'll find two double sized bedrooms, one with a built-in mirrored wardrobe and the other with a handy over-stair cupboard, and the modern bathroom, nicely fitted out with a white suite, electric shower and two tone tiled surrounds. The property sits behind a stretch of lawn flanked by a driveway leading to the attached single garage. At the rear is a fully enclosed private garden comprising an area of lawn and two patios for outdoor relaxation.

- South facing living room with feature fireplace
- Beautifully fitted breakfasting kitchen
- Two double bedrooms with storage
- Attractively tiled bathroom/electric shower
- Entrance hallway
- Gas central heating and double glazing
- Front and fully enclosed rear garden
- Garage
- Drive and on street parking

Council Tax: C , Energy Rating: D
No factor associated with this property

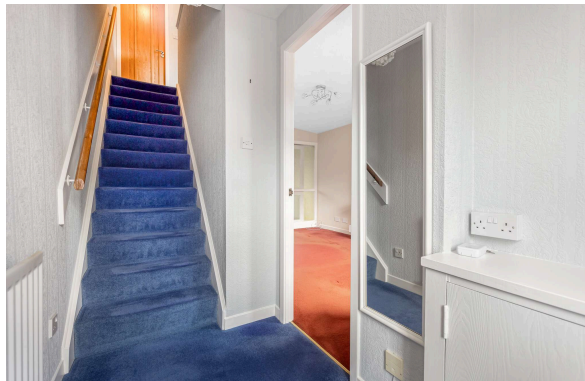
Extras: All fixtures, fittings, curtains, carpets, washing machine, and tumble drier will be included in the sale,

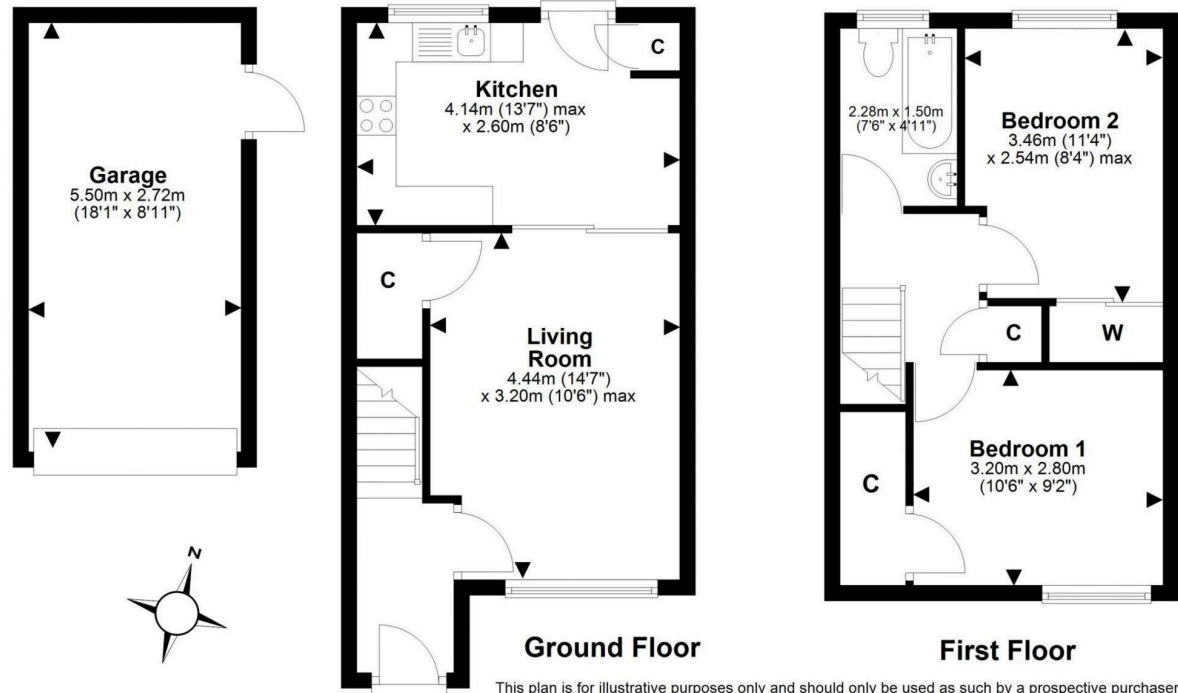
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Burntisland is a bustling coastal town with a great community spirit lying on the shores of the Forth Estuary and is home to a stretch of sandy beach and the green expanse of the adjacent Links. The town is popular with locals and visitors alike and places of historic interest are the Parish Church dating from 1595 and 13th century Rossend Castle. Leisure pursuits are well catered for within the town and include the 18 hole golf course, a bowling green and a sailing club. Beacon Leisure Centre offers swimming and gym facilities and there are two playparks and a skatepark in the vicinity of the Links. The annual Highland Games and fairground are additional attractions. There are numerous scenic walks to be had along the Fife Coastal Path and the local hill, The Binn, is well worth a climb to appreciate the panoramic views across the water. A variety of local shops cater for daily requirements and one can find a baker, butcher, fish merchant, fruit and veg retailer and a Co-op store all within the town centre. Two local hotels serve meals and there is a choice of cafes and eateries. A library, chemist and Post Office are also located in the town. For larger shopping trips, the larger towns of Kirkcaldy and Dunfermline provide further amenities. Schooling from nursery to senior level is within easy reach. For the commuter, the town has its own railway station with regular services to Edinburgh and Dundee, bus stops are nearby and there is easy access by road to link up to other areas and the M90 motorway.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.