



Morgans

PROPERTY

16 Fidra Avenue, Burntisland, KY3 0AZ

Offers Over £399,950







We are delighted to bring to the market the opportunity to purchase this executive family home built by Stewart Milne Homes and occupying an enviable plot within this exclusive estate in Burntisland close to all local amenities. The property is a credit to the present owners, being offered in move in condition with high specification fixtures/fittings throughout. The accommodation comprises on the ground floor reception hallway, modern dining kitchen, utility and wc. French doors from dining area lead onto fully enclosed garden to the rear mainly laid to lawn with decked area and summer house. The property further benefits from outdoor office with electric and shed. On the first level feature staircase and gallery landing leads to principal bedroom with dressing room, en-suite facilities and storage, two further bedrooms and four piece family bathroom. On the upper level there are two further bedrooms with fitted wardrobes and shower room. Double driveway to the front leads to integrated garage and the property has gas central heating and double glazing throughout.





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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light 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.

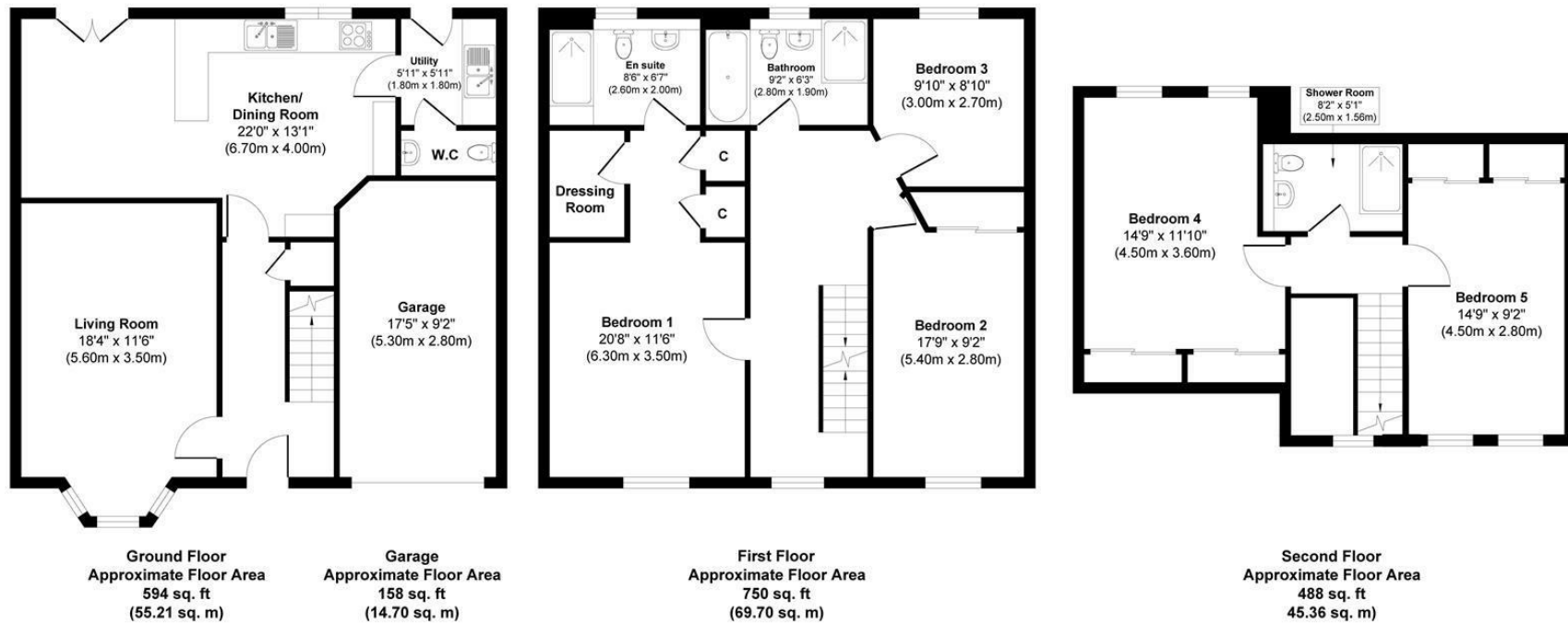








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Approx. Gross Internal Floor Area 1990 sq. ft / 184.97 sq. m
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SOLICITORS | PROPERTY

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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.