



Malcolm Jack
& Matheson

48 Ramsay Crescent,
Burntisland KY3 9JR



**OFFERS OVER
£190,000**

**IMMACULATELY PRESENTED
AND EXCEPTIONALLY
SPACIOUS, THIS MODERN TWO-
BEDROOM SEMI DETACHED
BUNGALOW FEATURES
EXTENSIVE GARDENS AND A
DRIVEWAY**

**ENTRANCE VESTIBULE
LOUNGE
KITCHEN
DINING ROOM
TWO BEDROOMS
SHOWER ROOM
FRONT AND REAR GARDENS
DRIVEWAY
DG & GCH
EPC C**



SITUATION

Nestled along the coast, the picturesque town of Burntisland is renowned for its award-winning beach and stunning surrounding countryside. The High Street offers a diverse selection of everyday shops, cafes, takeaways, and bars, while nearby Kirkcaldy and Dunfermline, home to the iconic Abbey, provide a wider range of amenities. Burntisland benefits from regular rail services to Edinburgh City Centre via its well-connected train station, with convenient road links to Edinburgh, Dunfermline, and Glasgow. The area is a haven for outdoor enthusiasts, offering beautiful parks, a swimming pool, golf courses, and scenic cycling routes. It also serves as a perfect base for exploring the charming villages and breathtaking beaches along the Fife coast.

PROPERTY

Immaculately presented and exceptionally spacious, this modern two-bedroom semi-detached bungalow is set within extensive garden grounds, and a driveway, all located in a peaceful estate in the highly desirable town of Burntisland.

Internally, the accommodation comprises an entrance vestibule, a large lounge, a dining room, a well-equipped kitchen, two bedrooms, and a shower room. The property offers excellent storage throughout, including an attic. Additional benefits include gas central heating and double glazing.

Externally, the property is surrounded by beautifully maintained gardens and driveway.

ACCOMMODATION

ENTRANCE VESTIBULE

Double built on cloak cupboard housing meters. Radiator. Carpet. Astragal glazed door through to lounge.

LOUNGE 5.40M X 3.10M (17'9 X 10'2)

Spacious lounge with window to the front. Radiator. Electric fire. Carpet. Astragal door through to dining room.

DINING ROOM 3.00M X 2.50M (9'10 X 8'2)

Radiator. Carpet.



KITCHEN 3.70M X 2.80M (12'2 X 9'2)

Fully fitted kitchen. Integrated sink & drainer, electric hob, oven & cooker hood. Window to the rear. Free standing washing machine, fridge/freezer and a tumble dryer. Radiator. Window to the side. Door leading out to the garden. Telephone. Vinyl tile effect flooring.

INNER HALL

Provides access to the bedrooms and shower room. Hatch to loft. Carpet.

BEDROOM ONE 3.20M X 2.60M (10'6 X 8'6)

Window to the rear. Double built in wardrobe and a single built-in cupboard. Radiator. Carpet.

BEDROOM TWO 3.20M X 2.50M (10'6 X 8'2)

Window to the side. Single built-in cupboard. Radiator. Carpet.

SHOWER ROOM

Modern white three-piece suite comprising a walk-in shower with electric shower, wash hand basin and WC. Mirrored wall mounted cabinet. Chrome heated towel rail. Opaque window to the side.

GARDENS AND GROUNDS

The property boasts extensive, well-maintained garden grounds to both the front and rear. The landscaped front garden features a long driveway.

To the rear, the large, fully enclosed, south-facing garden offers a lawn area, an area of artificial lawn, a greenhouse, attractive borders, two separate planters, and an outside tap.

Ample on-street parking is available around the property.

EXTRAS

All fitted carpets and floor coverings, fixtures and fittings are included in the sale, along with the integrated kitchen appliances. The washing machine, tumble dryer, and fridge freezer are also included.

VIEWING

Call Malcolm Jack & Matheson

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing

property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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