



Morgans

PROPERTY

62 Kirkbank Road, Burntisland, KY3 9JA

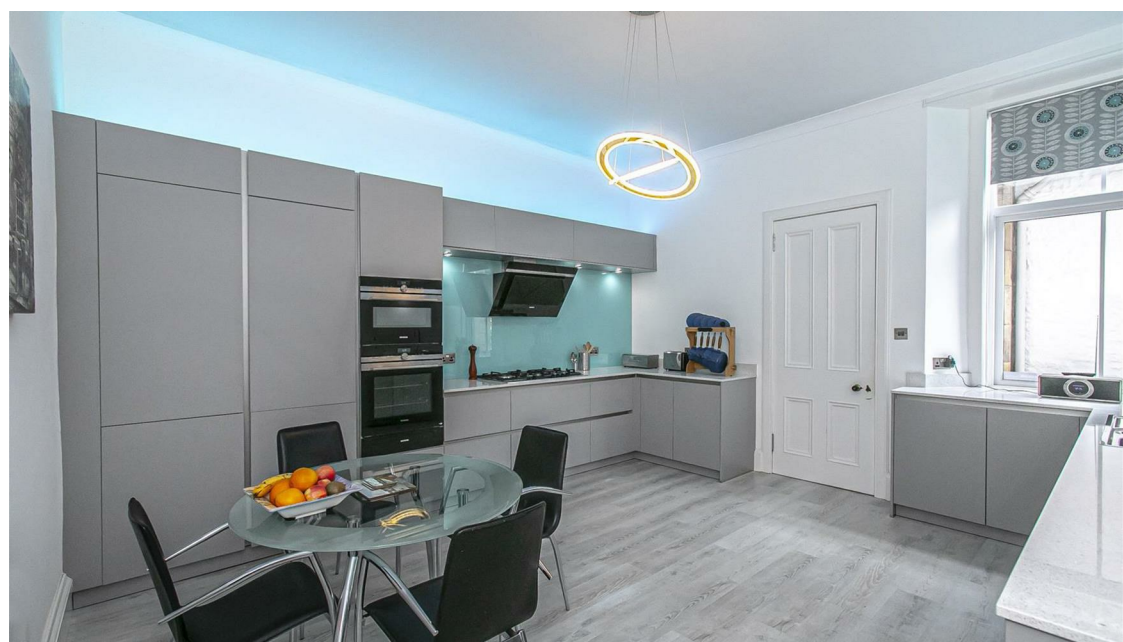
Offers Over £625,000







****CLOSING DATE THURSDAY 10 JULY 2025 @ 12 NOON**** Rarely available in todays market is this beautiful semi detached villa in a fabulous plot providing substantial accommodation in one of the towns most sought after locations. With views over river and close to all local amenities this period dwelling, circa 1850's, offers character and charm, retaining many original features including staircase and decorative corning to name but a few. Open Fireplace in dining room and log burner in drawing room. The accommodation is versatile throughout and briefly comprises entrance vestibule, reception hallway, formal family room with bay, dining room with bay, drawing room and conservatory. A dining kitchen, wc facilities, utility room and laundry room completes the ground floor. On the first floor there are four double bedrooms (one with dressing room), further single bedroom, four piece family bathroom and shower room. The property benefits from a large driveway, double garage and single garage, alarm system and has excellent outdoor space and a lovely well established garden with mature plants and shrubs with patio and seating areas and stunning panoramic views over the Forth. Essential viewing.





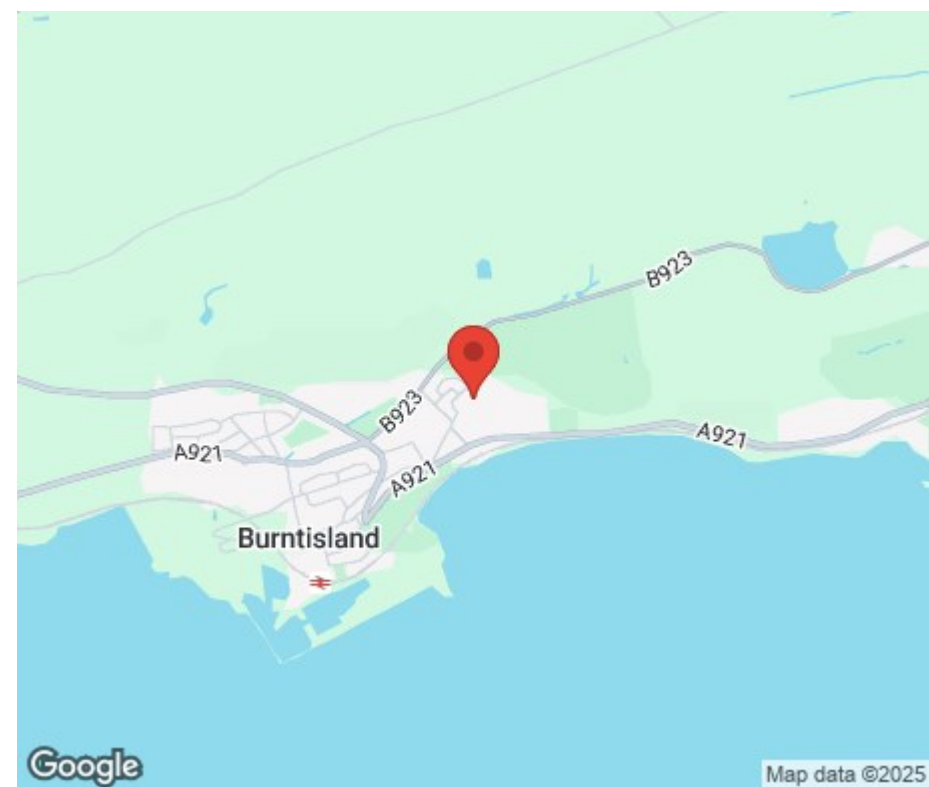
LOCATION

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, curtain poles, 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 to the interlinked system installed in this property.

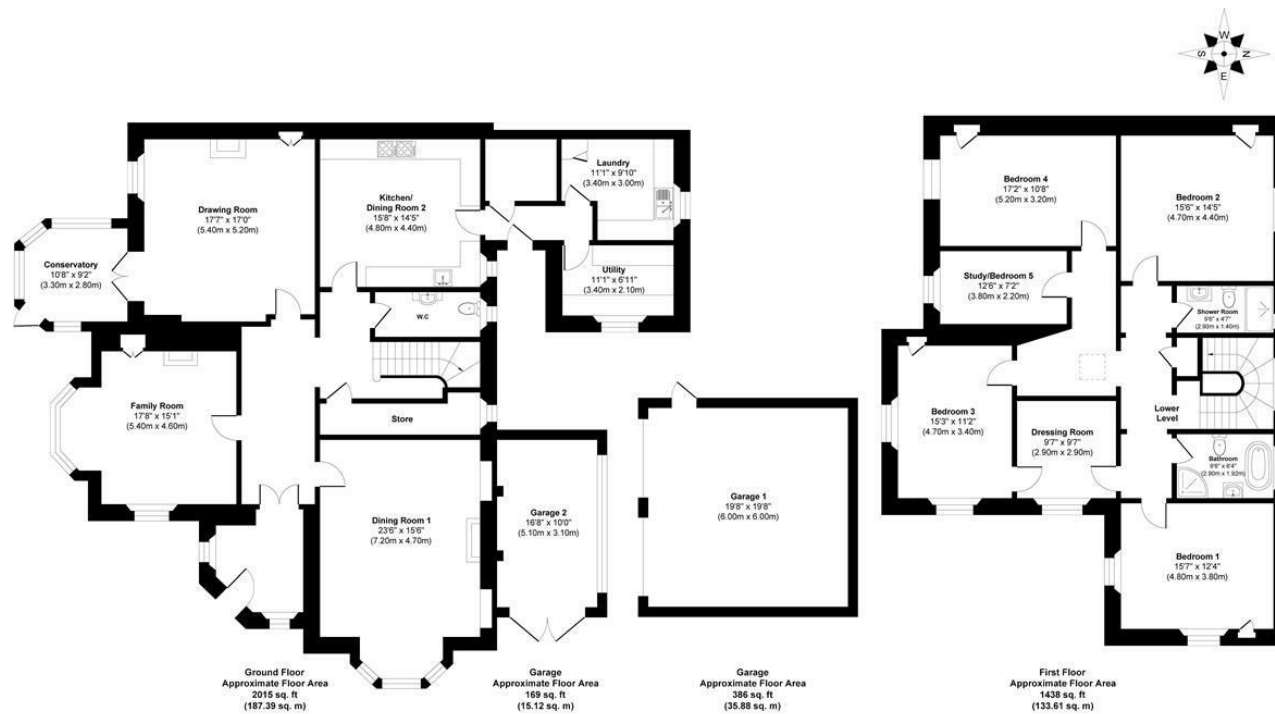








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Approx. Gross Internal Floor Area 4008 sq. ft / 372.00 sq. m

Illustration for identification purposes only. measurements approximate, not to scale. Copyright

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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.