

**J & G
WILSON**

27c, Kinghorn Road, Burntisland, KY3 9EA.

A spacious 4 bedroom townhouse with stunning views. Offers over £240,000.







Particulars of Sale

27c, Kinghorn Road, Burntisland, KY3 9EA.

**Aberdour 3 miles, Kirkcaldy 6 miles, Dunfermline 11 miles,
Edinburgh Airport 19 miles, Edinburgh 22 miles & St Andrews 30
miles.**

**A spacious 4-bedroom terraced townhouse in a prime setting with
impressive views across The Forth to Edinburgh.**

Offers over £240,000.

PARTICULARS OF SALE

SITUATION

Burntisland is a popular Fife coastal town with a beach, parks and swimming pool. It is on the east coast main rail line with its own station and regular services to Edinburgh and Dundee. The amenities include local primary schooling, Post Office, professional offices, small supermarket, specialist shops, pubs, cafes, churches and sporting clubs. There are regular bus services and a good road network for commuting throughout Fife and to Edinburgh.

The extensive amenities of Kirkcaldy and Dunfermline are easily accessible including excellent shopping facilities, edge of town retailers, banks and recreational amenities.

The secondary schooling catchment for the property is Balwearie High School in Kirkcaldy and there is a bus service for pupils.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A spacious 4-bedroom terraced townhouse with accommodation extending to 1,420 square feet (132 sq m).

The property is formed over 3 floors and offers a reception hall, a 4th bedroom, a shower room and a utility on the ground floor. On the first floor there is a spacious lounge with French doors and fine views to Edinburgh, a dining room and a fitted kitchen. On the upper floor there is a master bedroom with an en-suite shower room, 2 further bedrooms and a principal bathroom. The design is very versatile and will suit couples and families alike.

The specification includes a gas central heating system, double glazing and a good range of in-built storage space.

Outside the property has a mono block drive to the front which connects to the integral single garage. The rear gardens are fully enclosed.

Viewing is strongly recommended to appreciate the lovely setting and fine views.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band E.

ENERGY RATING The property is rated as D (67).

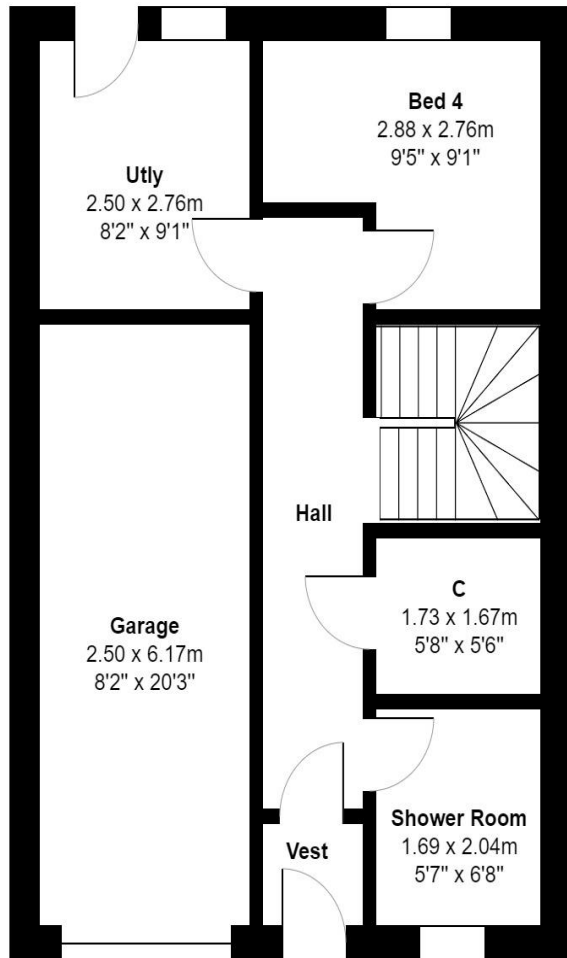
Particulars prepared March 2024.



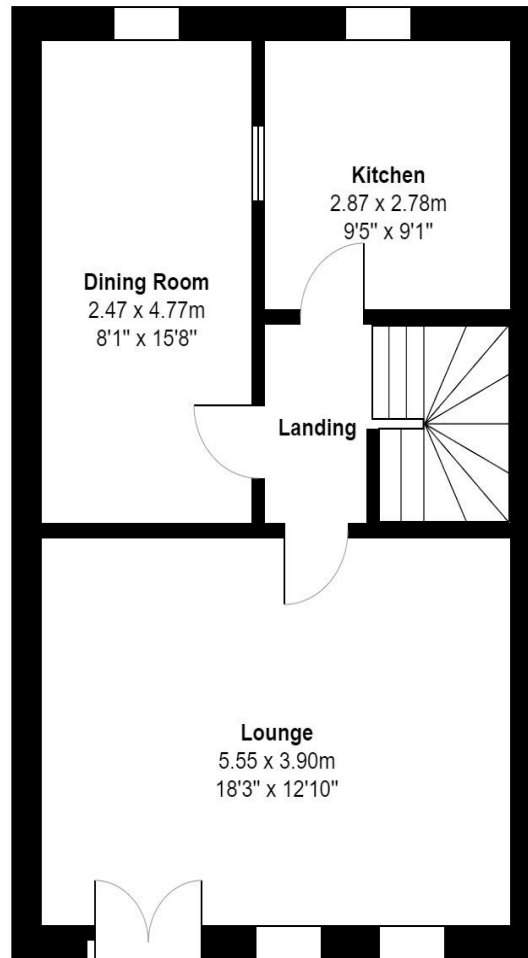




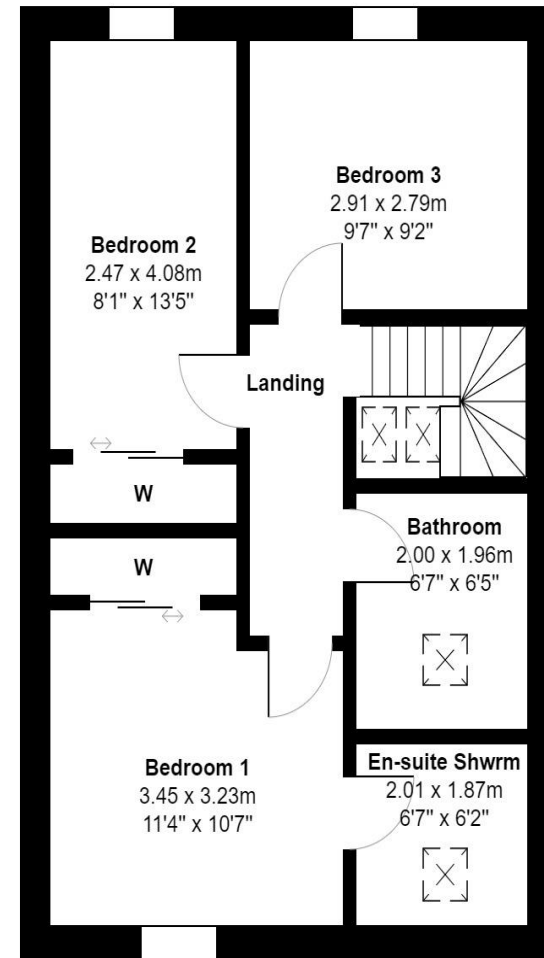




Ground floor



First floor



Upper floor

27c Kinghorn Road
 Burntisland
 KY3 9EA.
 (Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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