



Malcolm Jack
& Matheson

16 Church Street, Burntisland
KY3 0JU



**OFFERS OVER
£140,000**

**IMMACULATELY PRESENTED
AND SPACIOUS, THIS MODERN
TWO-BEDROOM END OF
TERRACE PROPERTY FEATURES
EXTENSIVE GARDENS AND ON
STREET PARKING**

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN
DINING AREA
TWO DOUBLE BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
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 end of terrace property is set within extensive garden grounds, and on street parking, all located in a peaceful estate in the highly desirable town of Burntisland.

Internally, the accommodation comprises an entrance vestibule, hallway, a spacious open-plan lounge, dining area and well-equipped kitchen, two double bedrooms and a bathroom. 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 ample on street parking.

ACCOMMODATION

ENTRANCE VESTIBULE

Laminate flooring. Door through to the hall.

HALL

Carpeted staircase. Built in deep storage cupboard housing the fuse box and coat hooks. Additional built in cupboard underneath the stairs. Radiator. Hardwood flooring.



LOUNGE 6.80M X 5.20M (17'9 X 10'2)

Spacious lounge with window to the front. Fireplace with electric fire. Radiator. Carpet. Open plan to the kitchen and dining area.

KITCHEN

Fully fitted kitchen. Integrated sink & drainer, gas hob, electric oven & cooker hood. Window to the rear. Free standing washing machine, fridge and freezer. Tiled flooring.

DINING AREA

Ample space for a dining table and chairs. French doors out to the rear garden. Radiator. Carpet.

LANDING

Built in cupboard housing the boiler. Hatch to loft. Carpet.

BEDROOM 4.30M X 2.60M (14'1 X 8'6)

Double bedroom with window to the front. Fitted storage unit above the bed. Ample space for furniture. Built in storage cupboard. Radiator. Carpet.

BEDROOM 4.00M X 2.50M (13'1 X 8'2)

Double bedroom with window to the rear. Single built-in wardrobe. Additional built in storage cupboard. Radiator. Carpet.

BATHROOM

Modern white three-piece suite comprising Whirlpool bath with a mixer shower, built in vanity unit with integrated wash hand basin and WC. Heated towel rail. Opaque window to the rear. Tiled flooring.

GARDENS & GROUNDS

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

To the rear, the large, fully enclosed garden offers a low-maintenance chipped area, a designated area for drying clothes and a garden shed. The garden also enjoys lovely open views.

Ample on-street parking is available around the property.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding washing machine, the fridge and the freezer.

VIEWINGS

By appointment. 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.

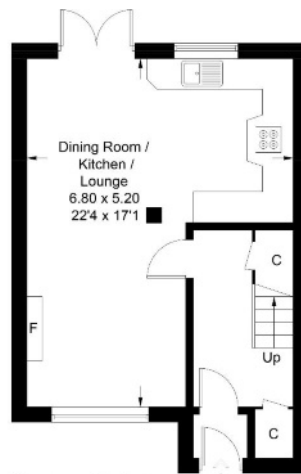
A note of interest holds no contractual obligations for either the purchaser or the seller.

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.

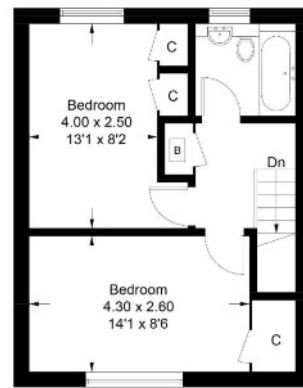
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 72.9 sq m / 785 sq ft



Ground Floor



First Floor

Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1327908) paulnelsonmedia.com

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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