



65 Kinghorn Road, Burntisland, KY3 9EB, Burntisland, KY3 9EB

An excellent opportunity has arisen to acquire this handsome Georgian main door double upper flat, forming part of a mid-century B-listed building, occupying an enviable position ...

An excellent opportunity has arisen to acquire this handsome Georgian main door double upper flat, forming part of a mid-century B-listed building, occupying an enviable position within the street and offers outstanding, picturesque views over the Links, the Forth and beyond. This exquisitely presented property has been finished to an extremely high standard throughout and retains many of its fine original features which greatly add to the charm and character of the building. Features include beautiful decorative cornice work, high ceilings, panelled doors, and sash and case windows. The property offers a versatile layout and briefly comprises an entrance vestibule with stairs leading to the first-floor landing into a grand reception hallway, a beautifully light and spacious living room which features a solid wooden fireplace and wood burning stove, this room offers delightful views across the Links and on to the Forth and beyond. The kitchen is fitted with a good selection of quality base and wall mounted units with ample worktop surfaces, there is adequate space to accommodate a dining table and chairs. There are two double bedrooms, study/bedroom 5 and a useful WC. A carpeted staircase leads to the second-floor landing giving access to two further bay windowed double bedrooms, offering similar views to the living room and there is a modern Jack and Jill bathroom, fitted with a four-piece suite in white and comprises; a roll top bath, his/hers wash hand basins, WC, and separate shower cubicle. The property benefits from gas central heating, good storage facilities and quality fixtures and fittings throughout. The rear garden is well maintained and is bordered with mature plants, trees, and shrubbery, offering a safe space for outdoor family entertaining. A paved pathway leads to the private driveway and comes complete with an electric car charging point. This property will make a superb family home and offers versatile living arrangements depending on the buyer's requirements. Viewing is highly recommended to appreciate the size, standard and quality of the accommodation on offer.

Location
Burntisland is a bustling coastal town serviced by a railway station with direct Edinburgh connection. The thriving High Street has a good range of local shops, hairdressers, pubs, bank, hot food takeaways and a cafe/ice cream parlour. There are hotels with restaurants, a leisure centre with swimming pool, an award-winning beach and links area with playground which hosts the annual highland games.

BASE INFORMATION:

Rooms	: 1
Bed	: 5