



Victoria Cottage Lammerlaws, Burntisland, Fife, KY3 9BS

Impressive, Flexible Five-Bedroom, Victorian Villa with Gardens, Driveway & Superb Coastal Views

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Property Description

A rare chance to acquire a substantial and highly adaptable five-bedroom seaside home, an impressive C-listed detached Victorian villa (circa 1850s). Enjoying an outstanding coastal setting with far-reaching views across the Firth of Forth towards the Edinburgh skyline. Positioned on the seafront forming a cul-de-sac pinicual, and well-placed for the town centre of Burntisland, Fife. Set over three levels, the property combines classic period architecture with generous, flexible accommodation suited to modern family living. Comprises: an entrance cloakroom, hall, two large public rooms, a dining room, kitchen, five flexible bedrooms, a playroom, two bathrooms and a WC.

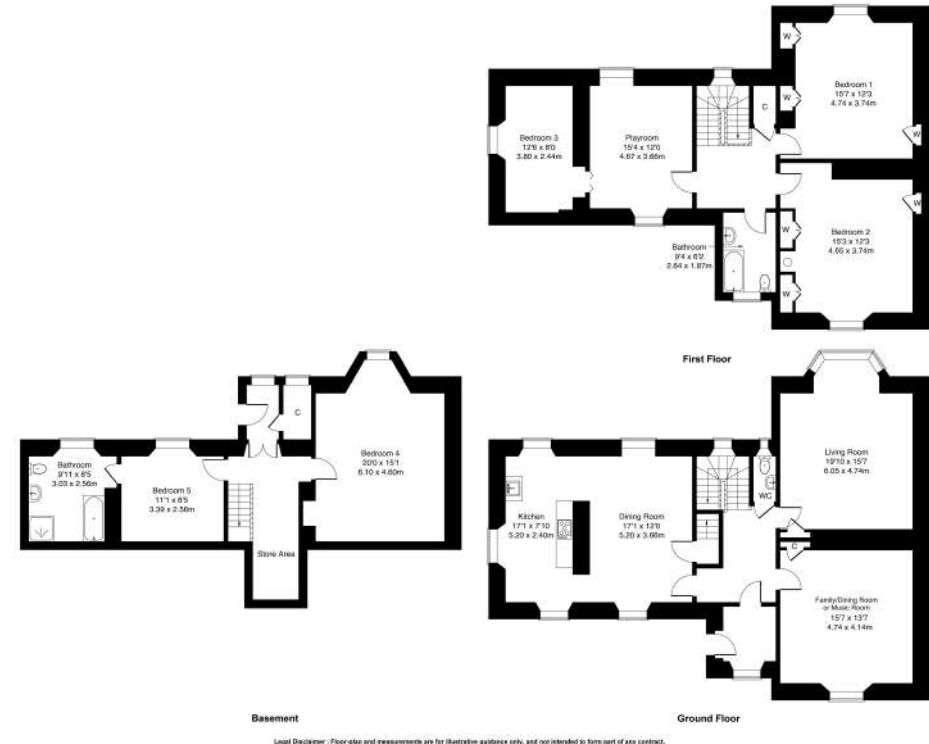
The property retains a strong sense of character, with notable features including high ceilings, decorative corning, working window shutters, bay windows, and period fireplaces. In addition, there is a fitted kitchen with appliances, superb storage, modern gas central heating, double-glazed windows, an alarm system, and optimal fibre connection, with GoFibre. Externally, a generous plot provides multi-vehicle parking and an EV point, together with lawns, planting beds, established trees and shrubbery,

The ground floor is entered via a welcoming cloakroom, opening onto the reception hall, which provides access throughout the ground-floor accommodation, along with a convenient WC and staircase to the upper level. To the rear, the impressive living room is beautifully positioned to take full advantage of the coastal outlook, with a striking bay window framing the views. This elegant space is further enhanced by ornate corning and a characterful fireplace with a stone surround and provision for a stove. To the front, a versatile music room offers flexibility as a sitting room, family room, or a formal dining space, depending on requirements. The kitchen enjoys a bright triple-aspect orientation, allowing for an abundance of natural light, and is fitted with a range of traditional units and appliances, including a 5-ring electric hob, an eye-level oven, a dishwasher, and a fridge/freezer, with a washing machine housed in the basement. Adjacent lies a generously proportioned dining room with dual-aspect windows, creating an ideal setting for entertaining and providing access to the lower ground floor. The basement level offers excellent additional accommodation, including two bedrooms, useful storage, and a bathroom, presenting further flexibility for extended family living or guest space.

A charming staircase rises to the upper landing, where two particularly spacious double bedrooms are positioned on opposite sides of the property, both benefiting from built-in storage. A further dual-aspect room offers versatility as a playroom, study, or an additional bedroom and leads through to bedroom three. The accommodation on this level is completed by a well-proportioned family bathroom.



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Approximate Gross Internal Area: (2928 sq ft - 273 sq m.)





Area Description

Burntisland is a sought-after coastal town offering a full range of shops, supermarkets, restaurants, pubs, a post office and banking services. The town's leisure attractions include a highly regarded sandy beach, scenic coastal walking paths and the Beacon Leisure Centre, which features a twenty-five metre swimming pool, wave machine, water flumes and a gym. There are also local golf courses and the historic fifteenth-century Rossend Castle. Education is well provided for with a nursery and primary school in the town and secondary schooling available at Balwearie High School in nearby Kirkcaldy. Burntisland benefits from excellent transport connections, with its railway station providing regular services to Kirkcaldy, Dundee and Edinburgh, and convenient road links to the M90 and A92.











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