



Morgans

PROPERTY

78 Kilmundy Drive, Burntisland, KY3 0JR

Offers Over £145,000



2



1



1



C



Lovely two-bedroom home



Family bathroom suite



Fitted kitchen



Two good-sized bedrooms



Generous living room feature wood burner



Gardens well stocked



EPC Rating - C



Council Tax Band - B

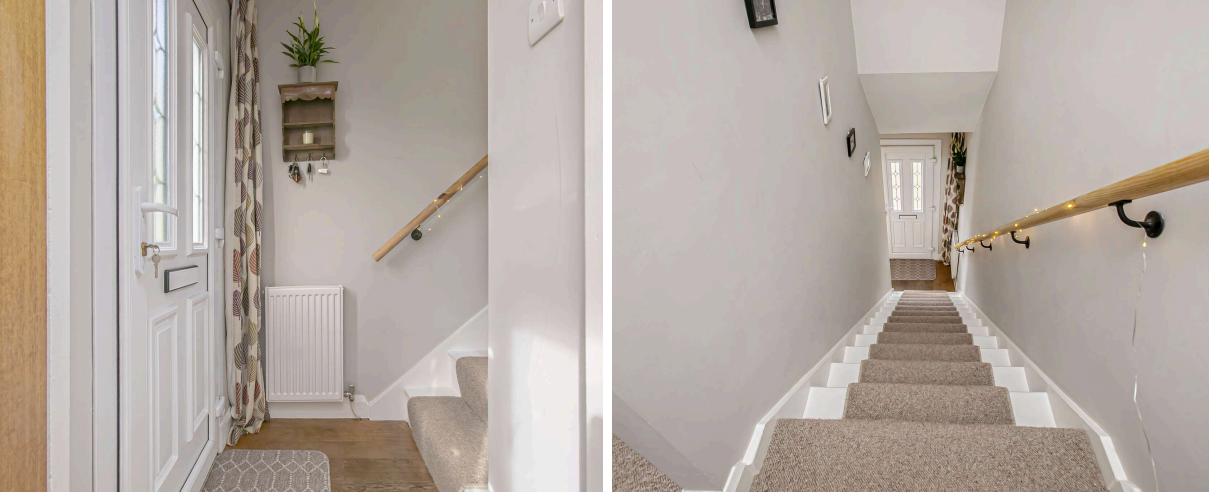




Welcome

This charming and well-presented two-bedroom home offers comfortable and well-planned accommodation across two floors, in a popular residential setting in the coastal town of Burntisland with river views from the upper apartments. The ground floor is home to a generously proportioned living room with feature wood burner, providing excellent space for both relaxing and entertaining. The kitchen sits just off the living room, with space for freestanding appliances and a table and chairs. Stairs lead up to the first floor, where two well-proportioned bedrooms are found. Bedroom one is a good-sized double, while bedroom two also offers comfortable proportions for a range of furniture layouts. The bathroom is fitted with a modern three-piece suite, including a bath with overhead shower. There are well stocked private gardens providing a child and pet safe environment with terraced and seating areas, an idyllic haven and eco friendly area. Situated on Kilmundy Drive, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers, families, or investors.





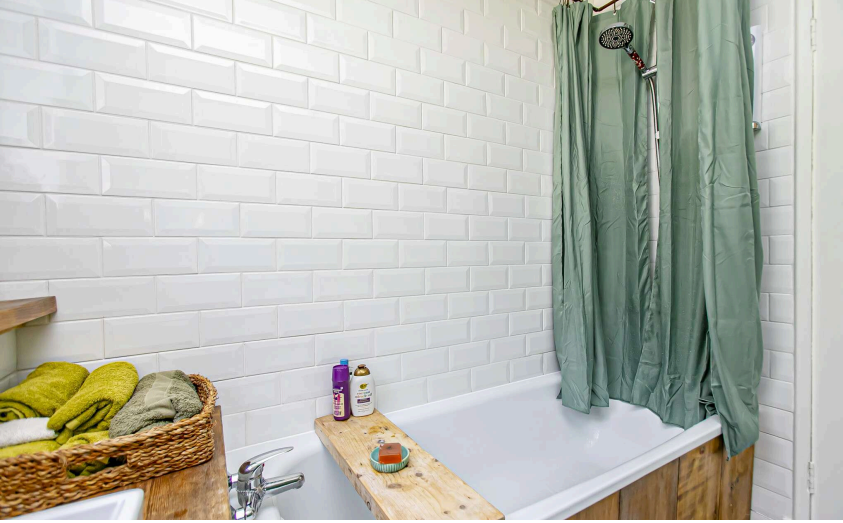
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances. Please note the wood burner and any appliances left are Sold as Seen with no warranties or guarantees. The Wood burner is not registered officially.

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









Burntisland

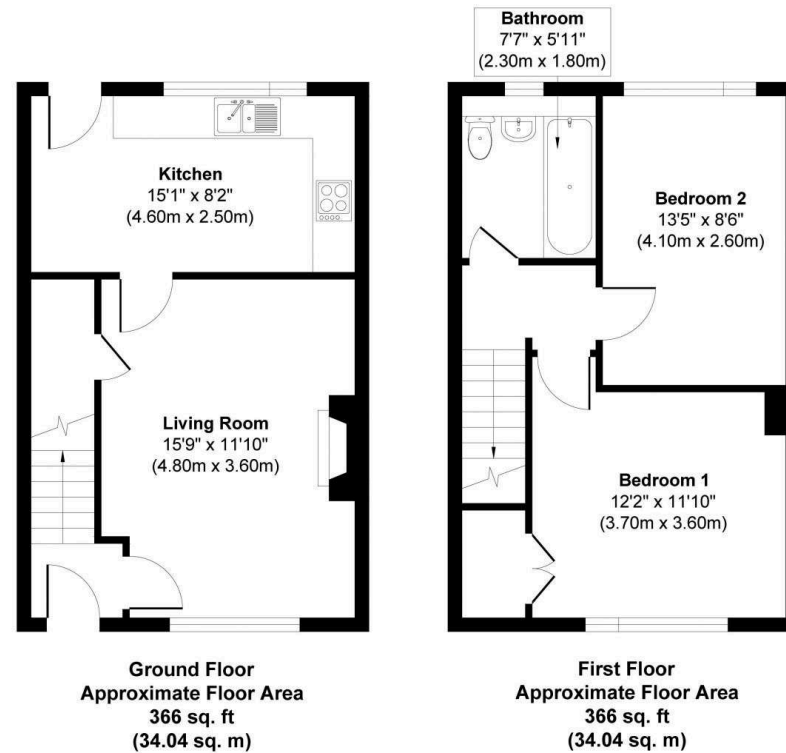
Burntisland is a beautiful seaside town on the shores of the Forth estuary, located between the major towns of Dunfermline and Kirkcaldy. Burntisland town has a wide range of services and amenities including local shopping, recreational and sporting facilities and a railway station giving direct access to Edinburgh which makes commuting easy

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 732 sq. ft / 68.08 sq. m
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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.