

64 Fidra Avenue

BURNTISLAND, FIFE, KY3 0AZ



*TRULY WALK-IN CONDITION WITH
PANORAMIC VIEWS*



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McEwan Fraser Legal is delighted to present this modern split-level detached villa formed over three levels and is located in a highly desirable residential area. 64 Fidra Avenue is a beautiful five-bedroom villa which enjoys a secluded plot and is finished to a high standard. This is a sought-after style which is very rarely available.

The well-presented and versatile accommodation contains a lower-level bedroom currently used as a home office and a handy guest shower room, and external access to the utility and garage.



The first floor consists of the stunning lounge which includes a large window flooding the room with natural light. The spacious kitchen/dining room includes stylish fitted units and a complementary work surface which adds a stylish look and includes integrated appliances and BiFold doors leading out to the rear garden. Also on this level you will discover a family room/living room and a handy WC. There is also a separate utility room which includes complimenting units.

"...The spacious kitchen/dining room includes stylish fitted units and a complementary work surface which adds a stylish look and includes integrated appliances and BiFold doors leading out to the rear garden..."





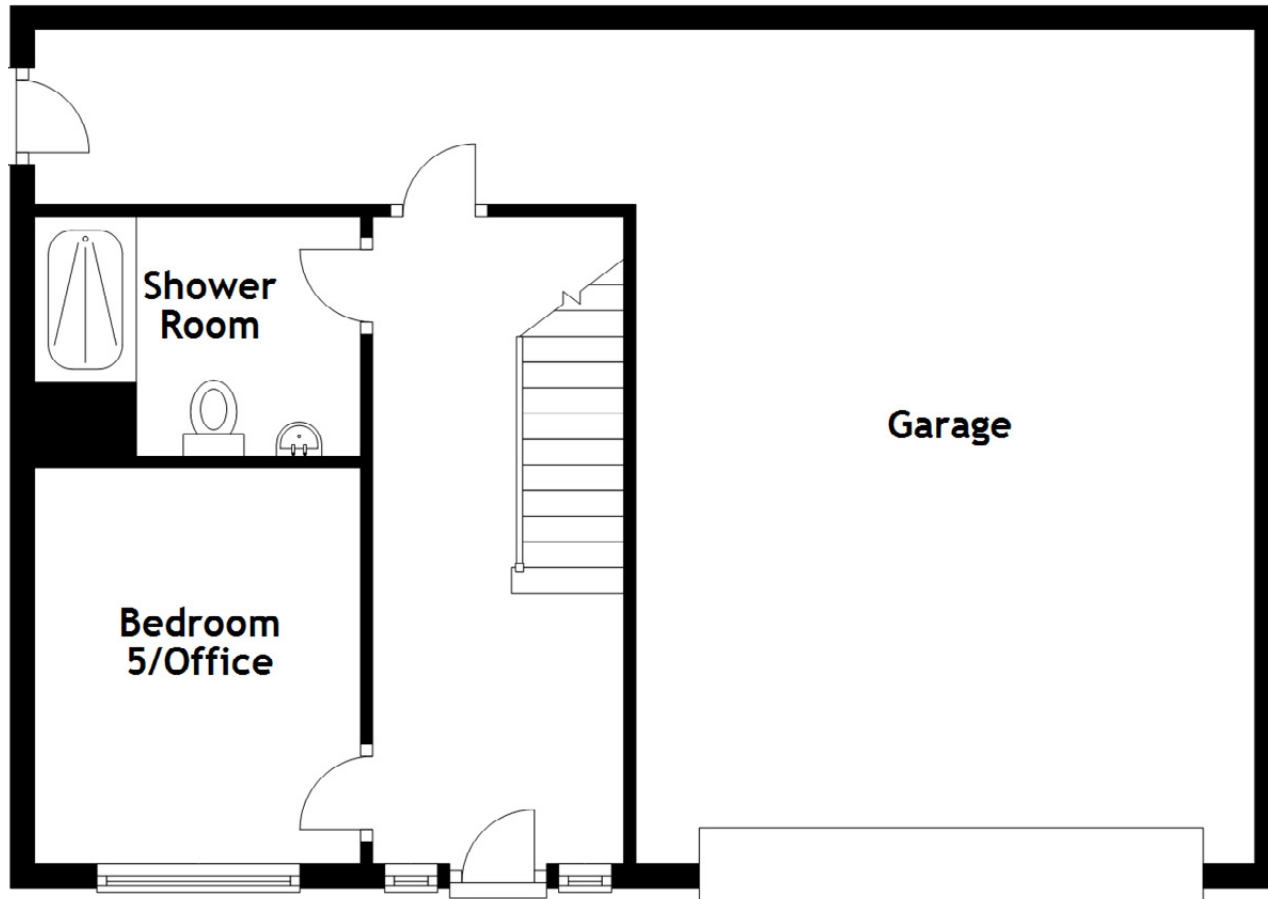


The top floor includes the master double bedroom with en-suite and a walk-in wardrobe.





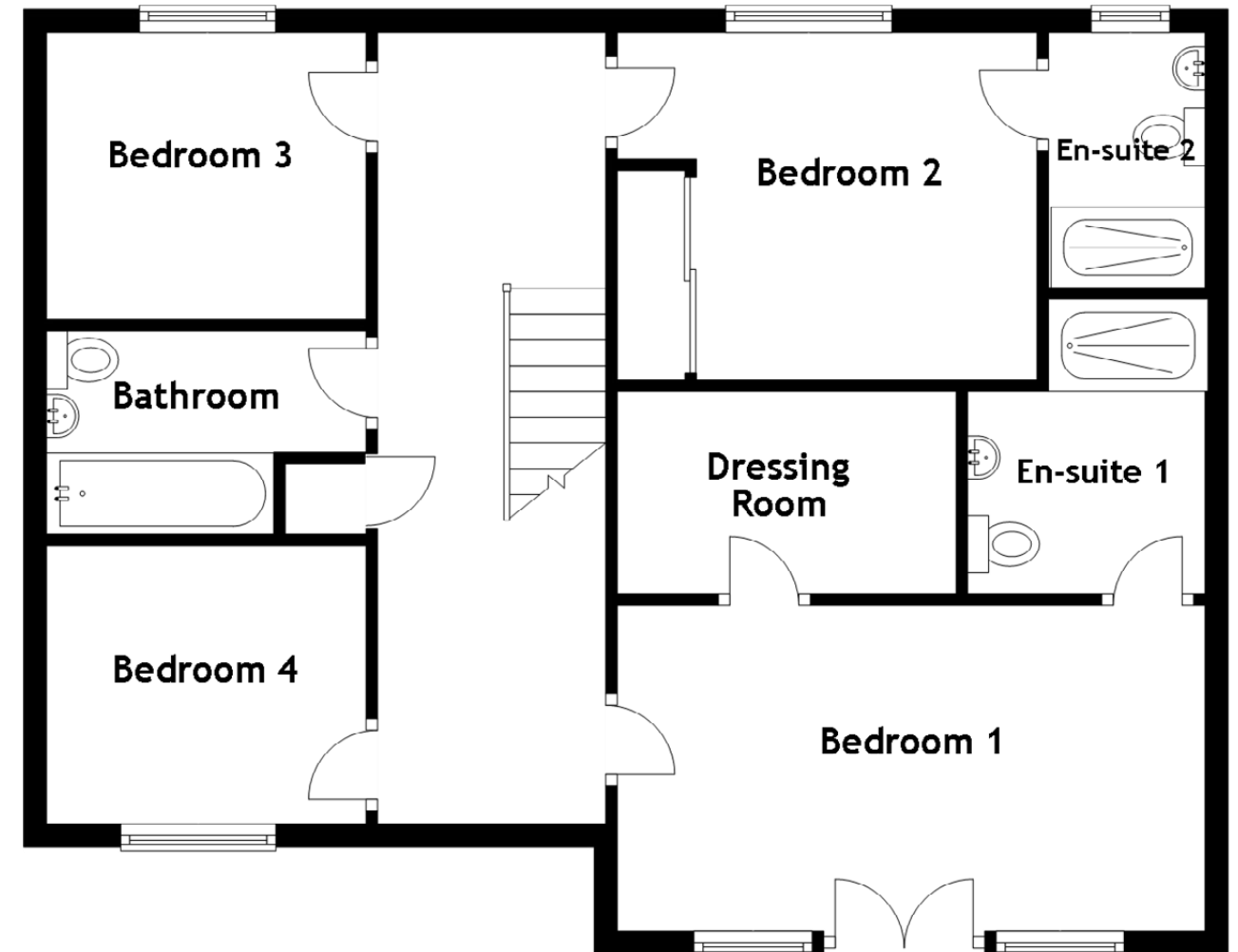
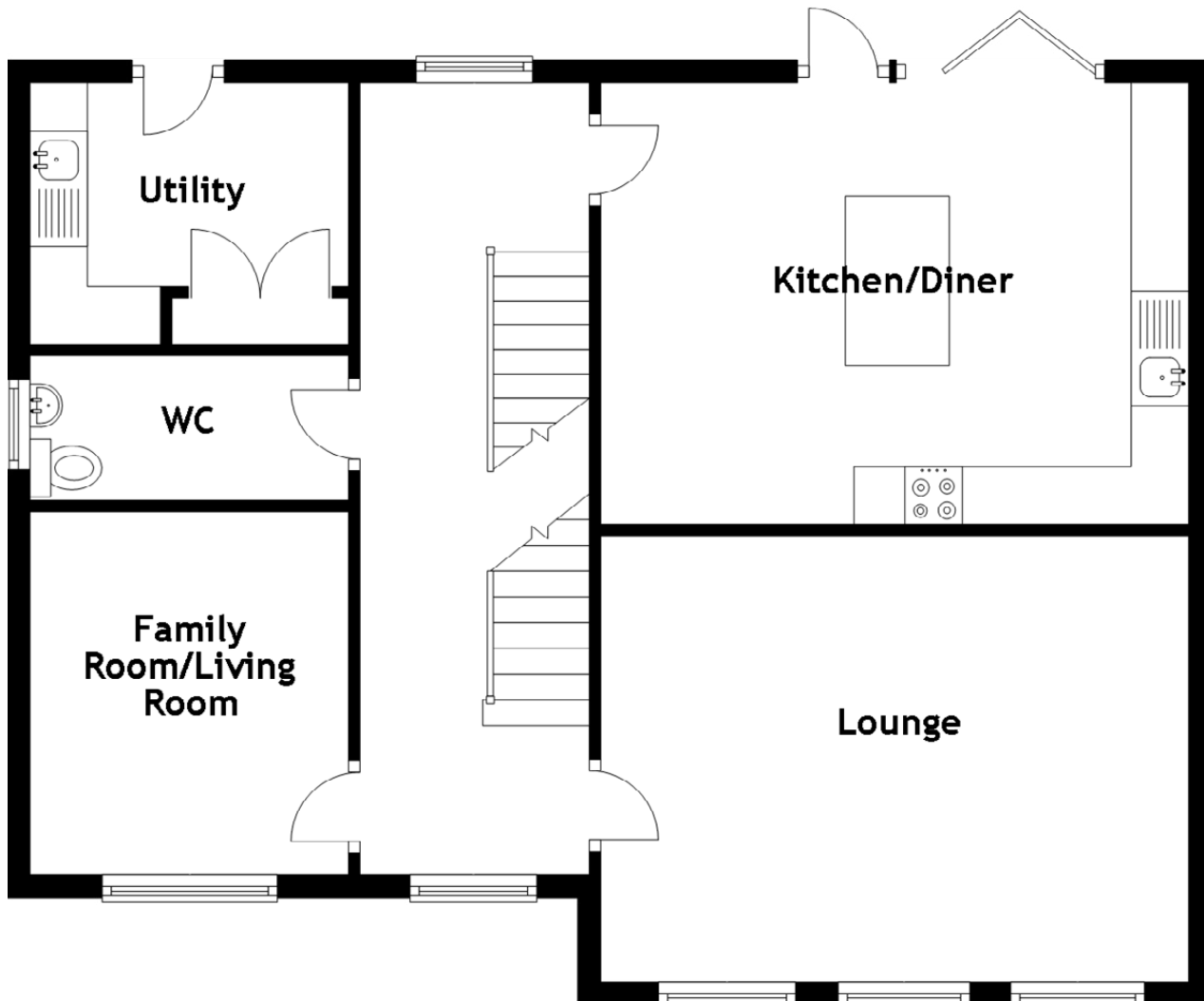
Also, this level includes three additional bedrooms with storage facilities, and the second bedroom also benefits from an en-suite shower room. On the upper level, there is also a beautiful family bathroom.



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.11m (16'9") x 3.84m (12'7")
Lounge	5.11m (16'9") x 3.88m (12'9")
Family Room/Living Room	3.16m (10'4") x 2.77m (9'1")
Bedroom 1	5.11m (16'9") x 2.83m (9'3")
Bedroom 2	3.65m (12') x 3.02m (9'11")
Bedroom 3	2.78m (9'1") x 2.50m (8'2")
Bedroom 4	2.78m (9'1") x 2.49m (8'2")
Bedroom 5/Office	3.27m (10'9") x 2.69m (8'10")
Utility	2.77m (9'1") x 2.27m (7'5")
Bathroom	2.78m (9'1") x 2.06m (6'9")
Shower Room	2.69m (8'10") x 1.98m (6'6")
En-suite 1	2.56m (8'5") x 2.06m (6'9")
En-suite 2	2.22m (7'3") x 1.36m (4'6")
Dressing Room	2.95m (9'8") x 1.76m (5'9")
WC	2.77m (9'1") x 1.26m (4'1")

Gross internal floor area (m²): 191m²
EPC Rating: B





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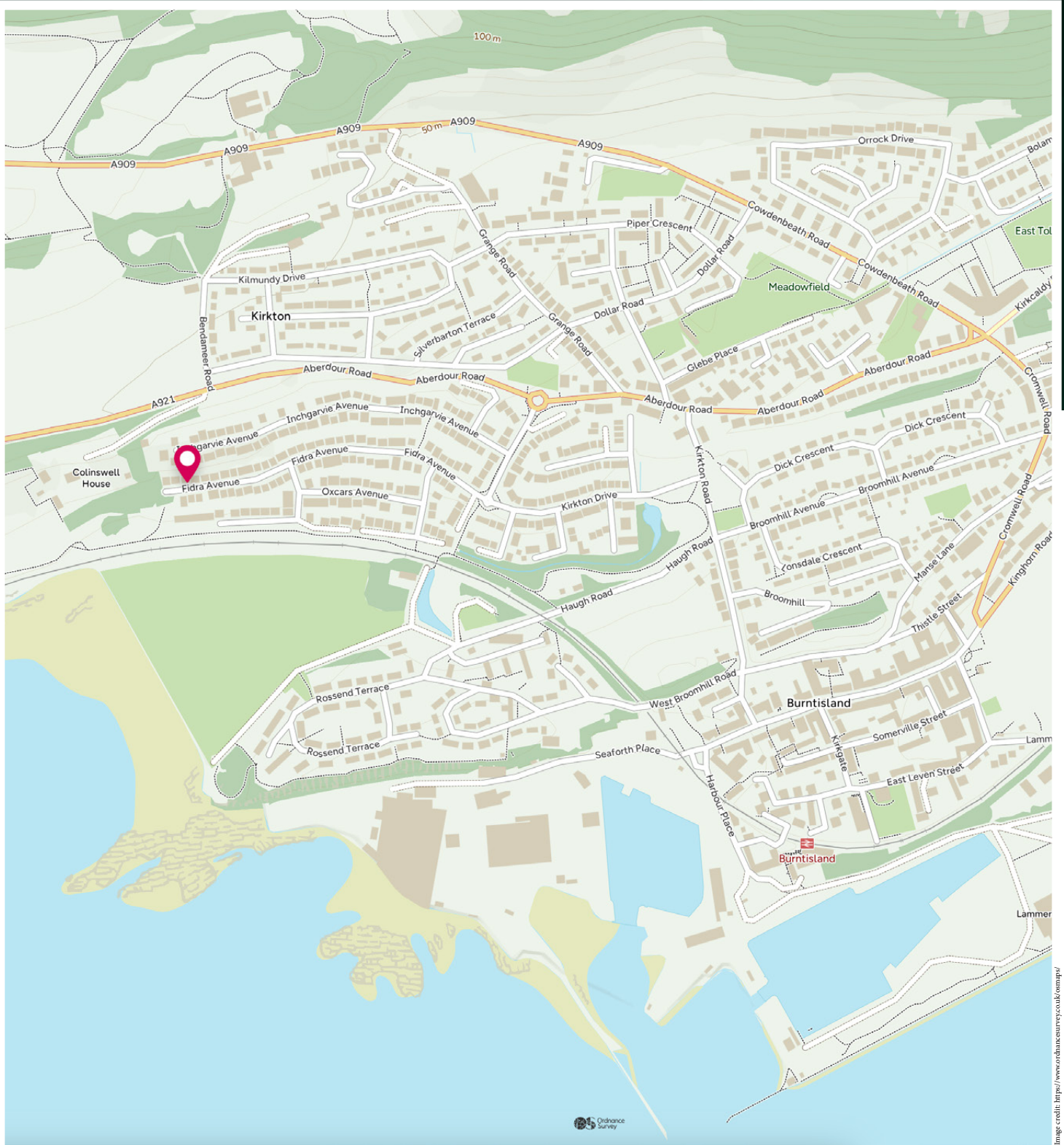
Externally, the garden to the rear is mainly laid to lawn and further benefits from a decking area for outdoor dining. A mono-bloc driveway and an integral double garage complete the accommodation on offer. The property has gas central heating and double glazing installed throughout. Early viewing is highly recommended to fully appreciate this fantastic flexible accommodation on offer.

THE LOCATION

Burntisland is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Burntisland oozes charm and character with a large number of independent and high quality retailers on the High Street.



There is a local primary school in Burntisland. The majority of secondary school pupils attend Balwearie High School in nearby Kirkcaldy. Burntisland is known for its sandy Blue Flag beach, the 15th century Rossend Castle, and its traditional summer fair and Highland games day. To the north of the town, a hill called The Binn is a landmark of the Fife coastline. Burntisland Railway Station serves the town and provides direct links with, amongst other stops, Kirkcaldy to the east and Edinburgh to the south and there are regular bus services serving Fife and Central Scotland.



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