

FT & DC  
WALLACE

## 217 High Street Burntisland

Offers Over £74,950



First-floor flat with two bedrooms, located very centrally in the thriving High Street of Burntisland. Ideally suited for investors or commuters with the nearby railway station providing good transport links. The property retains many original features, including the highly decorative cornicing in the lounge as well as doors, skirtings and facings.

Burntisland is a coastal town in Fife with a thriving High Street with a great variety of independent shops, cafes and restaurants providing all your daily needs, literally on your doorstep at this property. A great beach and harbour along with the Leisure Centre and swimming pool are within easy walking distance of the property. Burntisland is well known for it's Summer Fairground and Highland Games. It is well served with train and bus transport. It has an air of a popular seaside town with a good community vibe.

The property is accessed by a main door on the High Street, leading into a small communal (with the other flat and the shop) close and stone stairs leading to upper flats. The front door of No. 217 leads into the spacious hall which in turn offers access to each of the rooms. The hall has a storage cupboard which contains the electric meter and fusebox.

**Lounge** **5.17m x 4.43m**  
Generously sized lounge with window to the front of the property. Original, intricate cornicing and ceiling rose. Wooden floor. Striking fireplace, hearth and with deep green decorative tiling. Electric fire in situ. Small low-level cupboard containing gas meter.

**Kitchen** **5.49m x 3.20m**  
Large kitchen with window to the rear of the property. Lots of potential. Base and wall units. Sink and drainer. Louvre door to cupboard housing water tank.

**Bathroom** **3.01m x 2.88m at widest point**  
L-shaped bathroom with corner bath and overhead shower. Shower curtain. Vanity sink with storage below. W.c. Fitted towel rails and mirrors. Window to rear. Vinyl flooring.



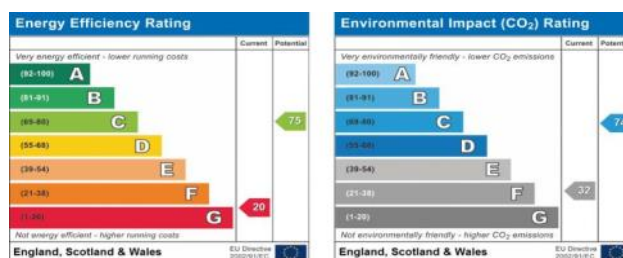
**Bedroom 1** **4.28m x 3.85m**  
Large double room with double window formation to the front of the property. High ceiling with decorative cornicing. Walk-in storage cupboard/wardrobe (2.00m x 1.28m).



**Bedroom 2** **2.89m x 2.03m**  
Single bedroom with window to rear of property. High ceiling and decorative coving.

**Extras**  
The curtains and carpets throughout are included in the sale together with the fridge-freezer and electric cooker in the kitchen.

### Energy Performance Rating



**Council Tax** - Band "B" for 2025.

**Viewing**  
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

- The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
- It is important that your solicitor informs this office of