



Morgans

PROPERTY

10 Geds Mill Close, Burntisland, KY3 0BF

Offers Over £455,000





Substantial four-bedroom townhouse



Over 2,100 sq ft of living space



Large kitchen and dining area



Two en suites and shower room



Ground floor utility and W.C.



Spacious living room



EPC Rating -



Council Tax Band -



Welcome

This stunning and substantial four-bedroom eco townhouse with solar panels offers generous and versatile accommodation over three floors, extending to over 2,100 sq ft. Well suited to a larger family, the property provides excellent room proportions and a high degree of flexibility throughout. The ground floor comprises a double bedroom, a utility room, a shower room, and access to an integral garage. The first floor provides the main living spaces, including a spacious living room, a large kitchen, and an open dining area - a well-configured layout for family life and entertaining. A W.C. and two storage cupboards complete this level. The second floor houses three further bedrooms, including a particularly generous principal bedroom with its own en suite. A second bedroom also benefits from an en suite, while the remaining bedroom is served by the shared facilities. Built-in wardrobe storage is provided to several rooms, with a further storage cupboard on the landing and triple galzed windows. Situated in coastal town of Burntisland, KY3 0BF, the property is within easy reach of local amenities, schools, and transport links, including Burntisland railway station with direct connections to Edinburgh and beyond.



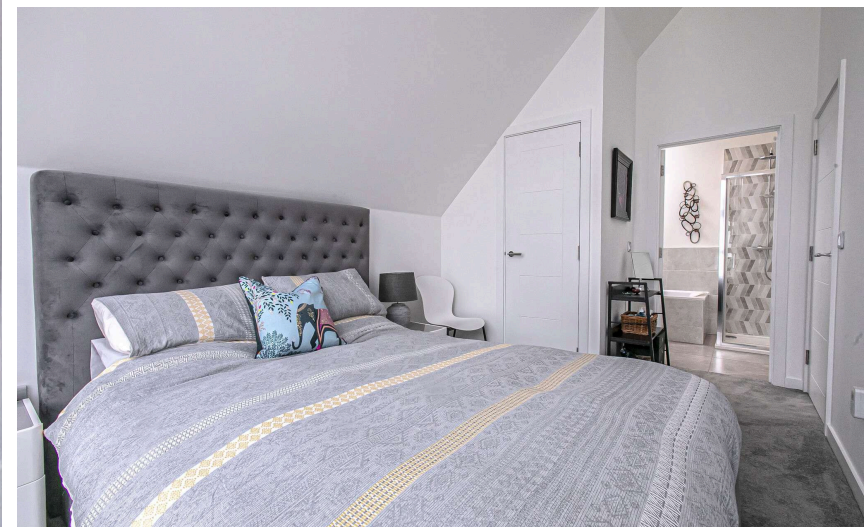
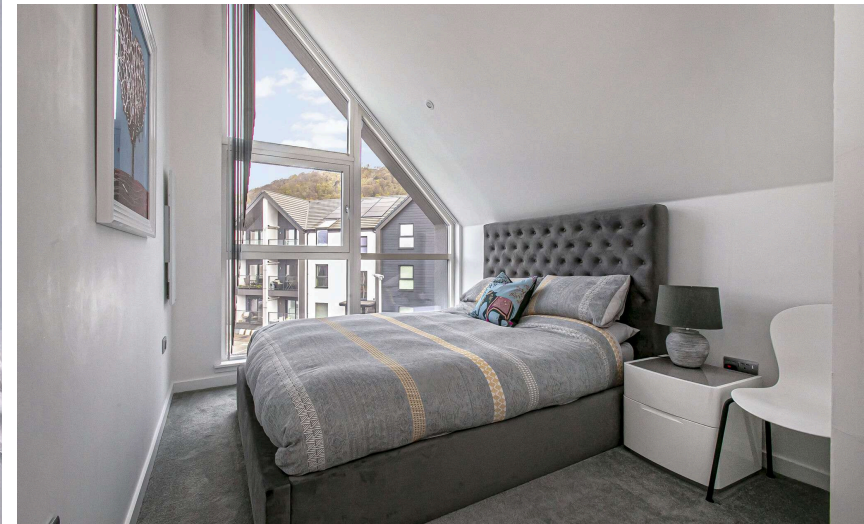


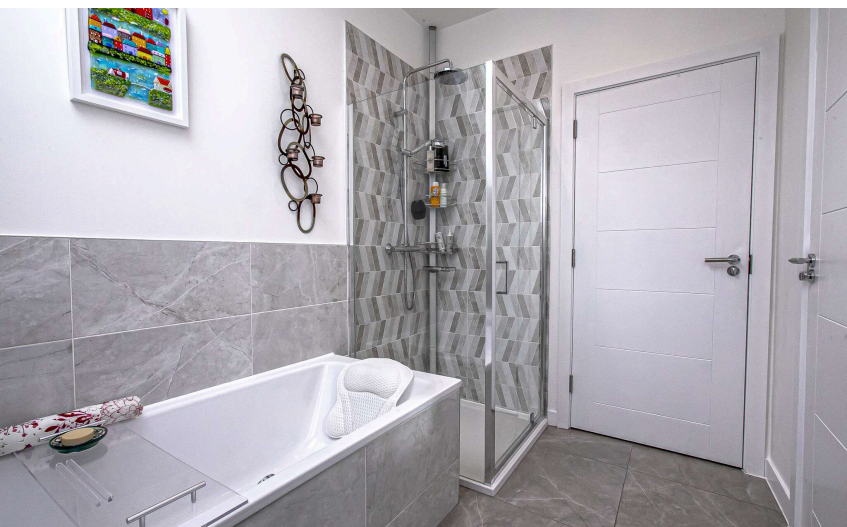
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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

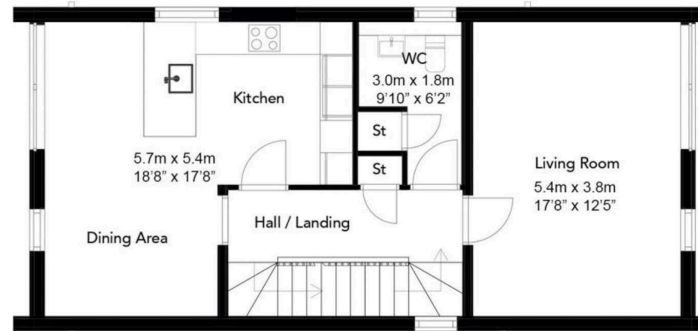
Burntisland is a beautiful seaside town on the shores of the Forth estuary, located between the major towns of Dunfermline and Kirkcaldy. Burntisland town has a wide range of services and amenities including local shopping, recreational and sporting facilities and a railway station giving direct access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

Morgans Property Package

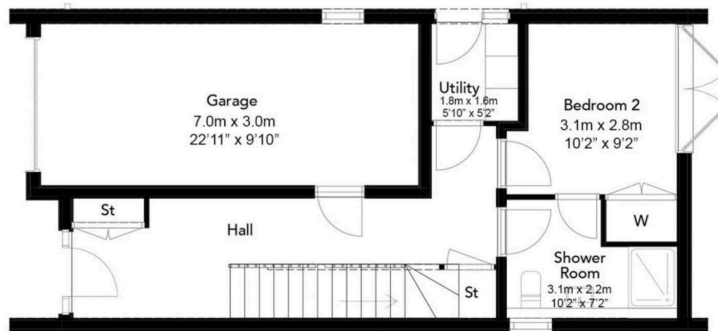
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



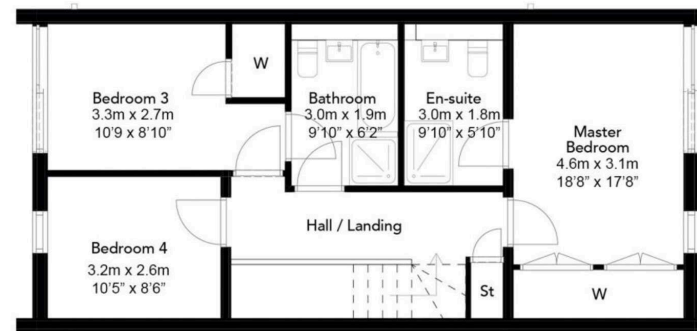
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FIRST FLOOR



GROUND FLOOR



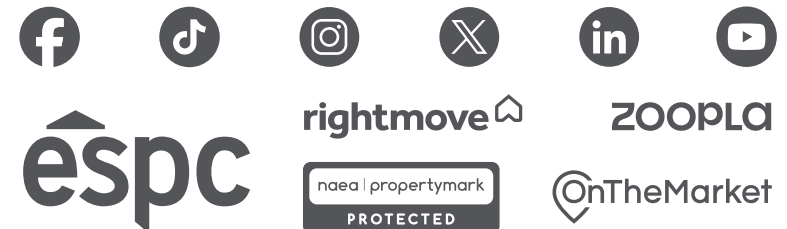
SECOND FLOOR



1736 Sqft



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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.