

**J & G
WILSON**

6, Haddow Grove, Burtnisland, Fife, KY3 0DA.

Offers over £79,500.





Particulars of Sale

Aberdour 3 miles, Kirkcaldy 6 miles, Dunfermline 11 miles & Edinburgh 22 miles.

An attractive 2 bedroom & boxroom end terraced villa in a popular area near amenities.

DIRECTIONS

On entering Burntisland from Aberdour on the A921 turn 2nd right onto Kirkton Road. Turn 2nd right onto Haugh Road. Travel past the entrance to Haddow Grove and turn first left onto Shepherd Crescent. Number 6 Haddow Grove is the first house on the left hand side.

SITUATION

Burntisland is a popular Fife coastal town on the east coast main line with regular services to Edinburgh and Dundee. The amenities include local primary schooling, bank, Post Office, professional offices, small supermarket, specialist shops, pubs, cafes, churches and sporting clubs. There is a swimming pool, beaches and attractive walks on The Links.

The extensive amenities of Kirkcaldy and Dunfermline are easily accessible including excellent shopping facilities, edge of town retailers, banks and recreational amenities. The secondary schooling catchment for the property is Balwearie High School in Kirkcaldy and there is a bus service for pupils.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.





DESCRIPTION

An attractive 2 bedroom and boxroom end terraced villa which enjoys a pleasing corner plot.

The property does require modernisation but is one where you could move in and make changes on a gradual or phased basis. It is perfect for family buyers and has a gas fired central heating system and double glazing.

The design includes a reception hall with an under stair cupboard, a lounge open plan to the dining room and a kitchen. On the upper level the property has a landing, two double bedrooms, a box room and a bathroom with a three piece suite and an above bath electric shower.

Outside the property has enclosed front and rear gardens. The rear gardens are in grass and you have pleasant open views from this area. There is street parking beside the property on Shepherd Crescent or below in the Haddow Grove cul-de-sac.

The property is ideally placed for local schooling, shops and amenities which are all within walking distance.



GENERAL INFORMATION

VIEWING

Please telephone J & G Wilson on 01577 862302 or email on contact@jgwilson.co.uk

SELLING YOUR OWN HOME

J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call Duncan Fergusson 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

COUNCIL TAX

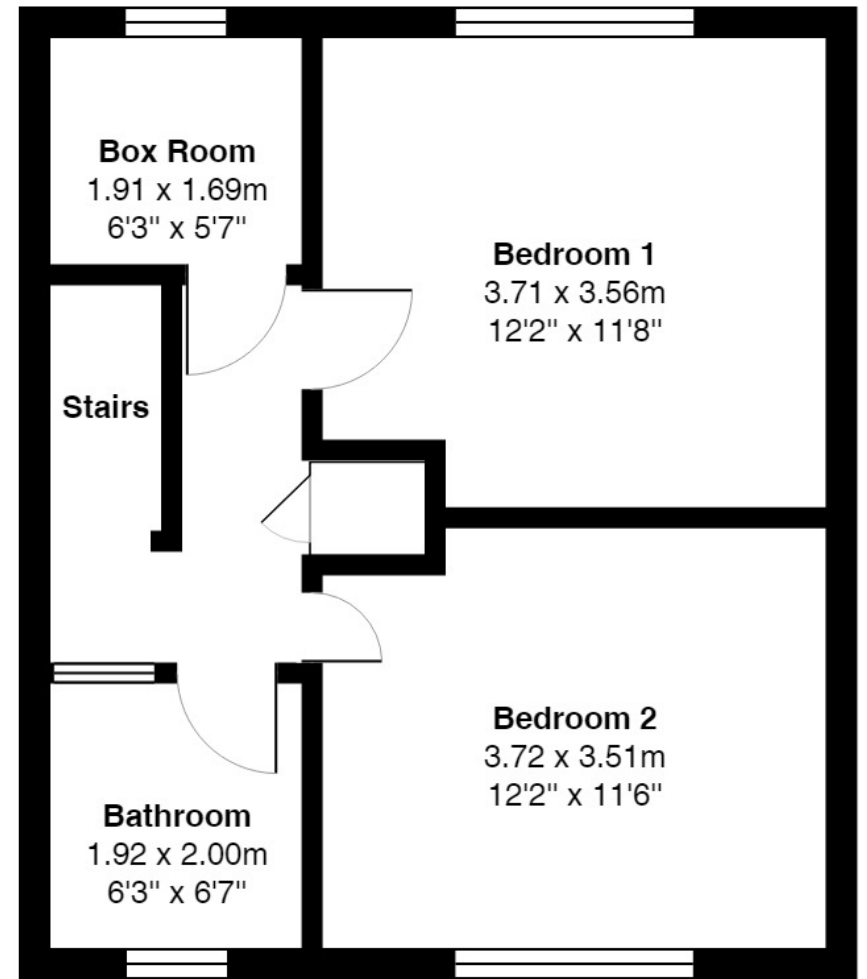
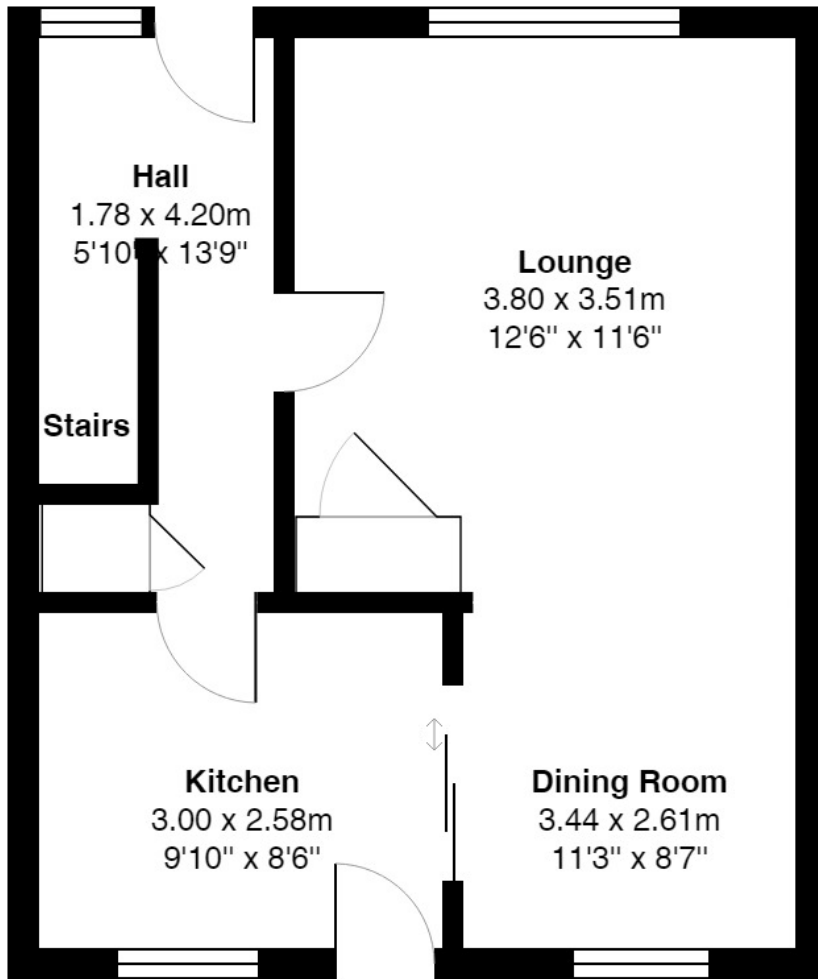
The property is Band B.

ENERGY RATING

The property is rated as D (65).

Particulars prepared September 2019.





6 Hadow Grove - Not to scale.



Ordnance Survey © Crown Copyright 2019. All Rights Reserved. Licence number 100022432

Promapv2
● LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:10000. Paper Size - A4

PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN
T. 01577 862302

E. contact@jgwilson.co.uk
www.jgwilson.co.uk