



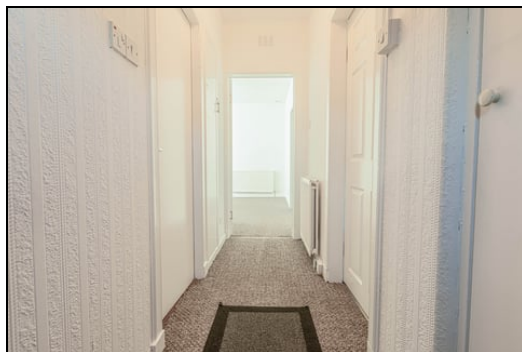
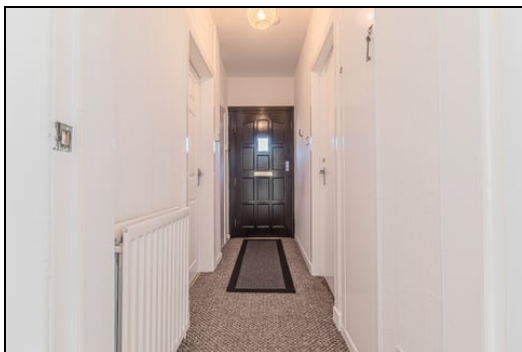
Offers in Region of £68,000
25 Melville Gardens, Burntisland, Fife, KY3 0DT

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Delmor are delighted to present to the market this ground floor flat set in a much sought after location. Conveniently placed right in the heart of the town with excellent access to the shops, bus stops, railway station and of course the beach. The property briefly comprises of - Entrance hallway. Spacious lounge. Kitchen with floor and wall mounted units incorporating gas cooker. Washing machine. Fridge/freezer. Two double bedrooms. Shower room comprising of corner shower cubicle. Wash hand basin and WC. The gardens to the front are enclosed and chipped. The gardens to the rear are mostly laid to lawn. There is understairs storage to the outside. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended.

Ground Floor

Entrance Hallway



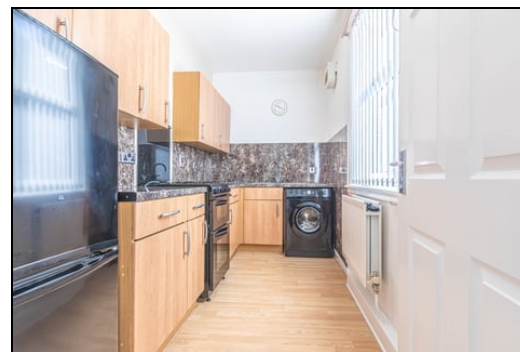
Lounge



4.59m x 3.82m (15' 1" x 12' 6")



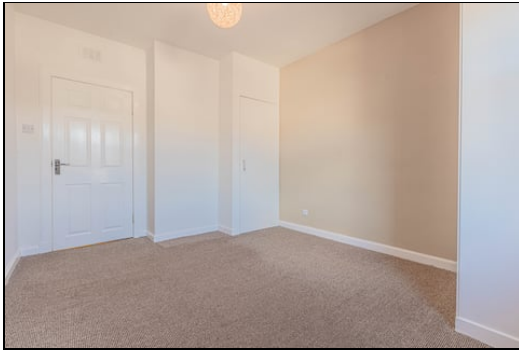
Kitchen



3.21m x 1.8m (10' 6" x 5' 11")



Bedroom



Bedroom



3.87m x 3.13m (12' 8" x 10' 3")



3.88m x 2.8m (12' 9" x 9' 2")



Shower Room



2.38m x 1.55m (7' 10" x 5' 1")





Gardens



Extras



All floor coverings. Gas cooker. Washing machine. Fridge/freezer.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

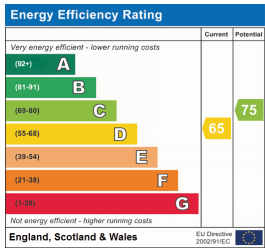
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

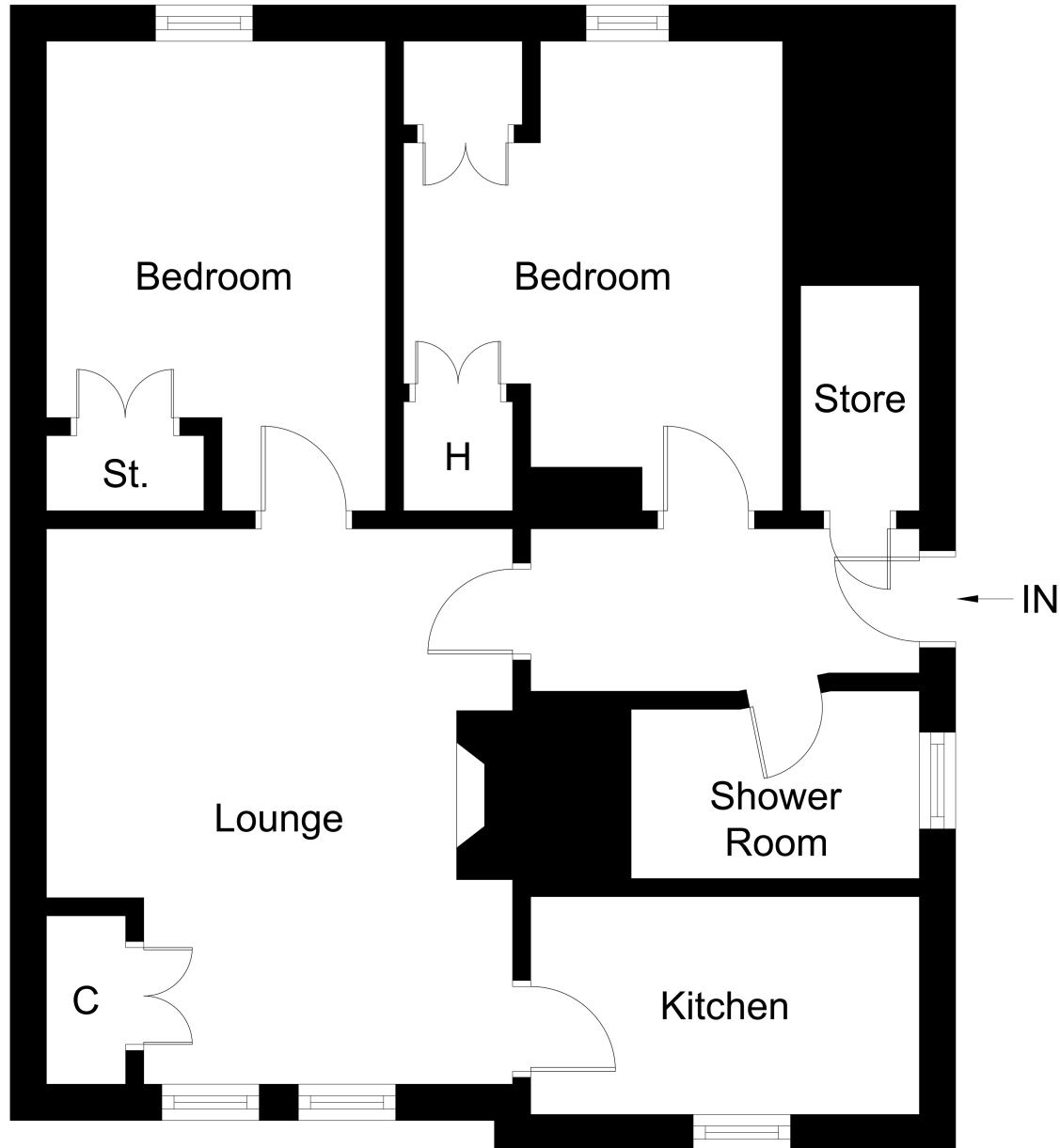
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





Ground Floor Flat