



23 Nicol Drive, Burntisland

In Excess of £140,000



RE/MAX
Estate



23 Nicol Drive

Burrtisland, Burrtisland

Charming 3-bed mid terrace house with driveway, spacious lounge/diner, modern kitchen, conservatory, contemporary wet room, lovely rear garden. Close to amenities, schools, transport, and Forth view.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

The welcoming entrance hall features a half-glazed PVC door that allows natural light to flow in, creating a bright and inviting atmosphere. It provides access to the lounge and kitchen, with a staircase leading to the upper level. The hall also includes under-stair storage, carpeted flooring, a central light fitting, and a radiator, offering both practicality and comfort.

Lounge/diner

21' 1" x 12' 8" (6.42m x 3.85m)

The spacious open-plan lounge and dining area boasts large front and rear windows, filling the room with natural light and offering stunning sea views of the Forth. This generously sized room easily accommodates a dining table, chairs, and various furniture pieces. It features a charming fire surround with a gas fire, carpeted flooring, radiators, and a central light fitting. Access to the main hall enhances the room's functionality, making it a warm and inviting space for both relaxation and entertaining.

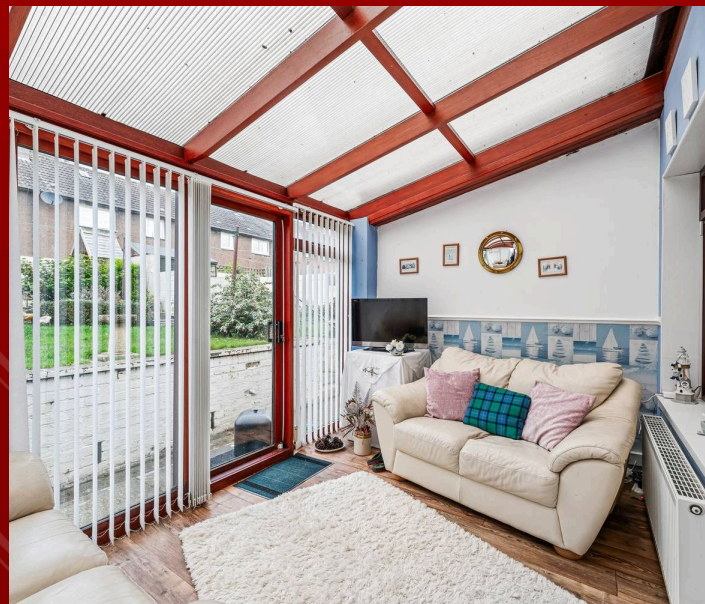
Kitchen

The kitchen is a generously sized space featuring carpet flooring and a modern spotlight ceiling. It is well-equipped with designated areas for a dishwasher and washing machine, along with a sleek stainless steel square-shaped sink and mixer tap. Ample storage is provided by the numerous cabinets, complementing the functionality of the double electric oven and gas hob. A lovely view of the rear garden adds to the kitchen's charm, making it both practical and inviting.

conservatory

12' 6" x 9' 2" (3.82m x 2.79m)

The bright and sunny conservatory is a delightful space, perfect for enjoying both summer and winter. Surrounded by all-glass windows, it offers stunning views and a seamless connection to the outdoors, with a patio door leading directly to the garden. The room features vinyl flooring, wall lighting, and a radiator, ensuring comfort and warmth year-round. This inviting space is ideal for relaxing and unwinding in a tranquil setting.





Stairs & Landing

The staircase and landing are fully carpeted, creating a warm and cohesive feel throughout. The landing provides access to all three bedrooms, the bathroom, and the attic space, which is conveniently fitted with a Ramsay ladder. A radiator on the landing ensures the area remains cozy, while central light fittings provide ample illumination, making it a functional and well-connected part of the home.

Bedroom 1

12' 4" x 10' 9" (3.75m x 3.27m)

The generously sized double bedroom offers comfort and style, featuring wall-to-wall fitted wardrobes that provide excellent storage. The room is carpeted for added warmth and includes a central light fitting and a radiator for a cozy atmosphere. A large front-facing window frames a stunning view of the Forth sea, filling the space with natural light and creating a serene and inviting environment.

Bedroom 2

10' 4" x 8' 2" (3.14m x 2.49m)

The good-sized bedroom offers a comfortable and functional layout, featuring a rear-facing window that provides natural light and a pleasant view. It includes space for a wardrobe, carpeted flooring for added warmth, a central light fitting, and a radiator, making it a cozy and inviting space.

Bedroom 3

10' 4" x 6' 8" (3.16m x 2.03m)

This well-proportioned room features a rear-facing window that brings in natural light and offers a pleasant view. The space includes carpet flooring for comfort, a designated area for wardrobe storage, a central light fitting, and a radiator, making it a practical and inviting area. This room could easily be an office space or a nursery.





Bathroom

5' 4" x 5' 9" (1.63m x 1.75m)

The newly renovated modern bathroom features sleek wet wall paneling and durable vinyl flooring, creating a stylish and low-maintenance space. It is equipped with a mains shower, a WC, and a sink, along with an extractor fan for added ventilation. A front-facing window allows natural light to brighten the room, while a radiator and central light fitting enhance comfort and practicality.





FRONT GARDEN

The front of the property has been thoughtfully monoblocked, offering a low-maintenance design and a convenient two-space parking bay. It also features well-laid steps and paving leading to the front door, combining practicality with an attractive, easy-to-care-for exterior.

REAR GARDEN

The rear garden is beautifully laid out with two tiers, offering a lush lawn area and a paved patio, perfect for outdoor relaxation. Mature hedges and bushes surround the space, providing privacy and a tranquil atmosphere. A shed offers additional storage, and a charming pagoda adds a touch of elegance to the garden, which is being generously gifted as part of the sale. This outdoor space is ideal for enjoying the seasons and entertaining guests.

DRIVEWAY

2 Parking Spaces

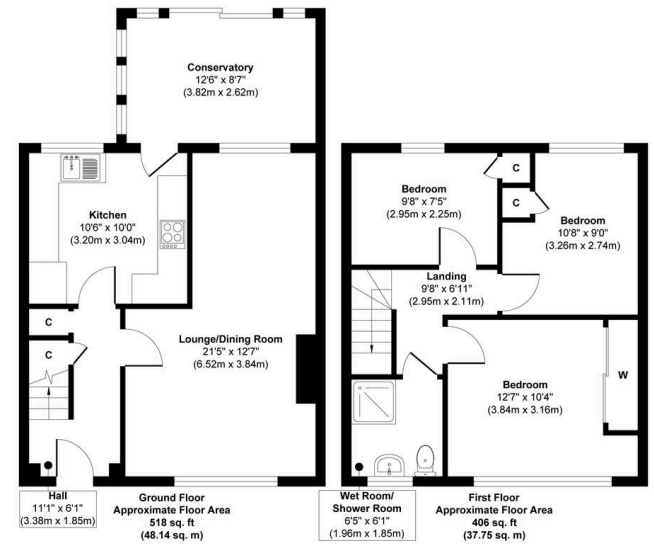
excellent Monoblock drive parking for two vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 924 sq. ft / 85.89 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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