



Stevenson Marshall
Property & Law

4 Burn Brae Park
Kincardine, FK10 4RP

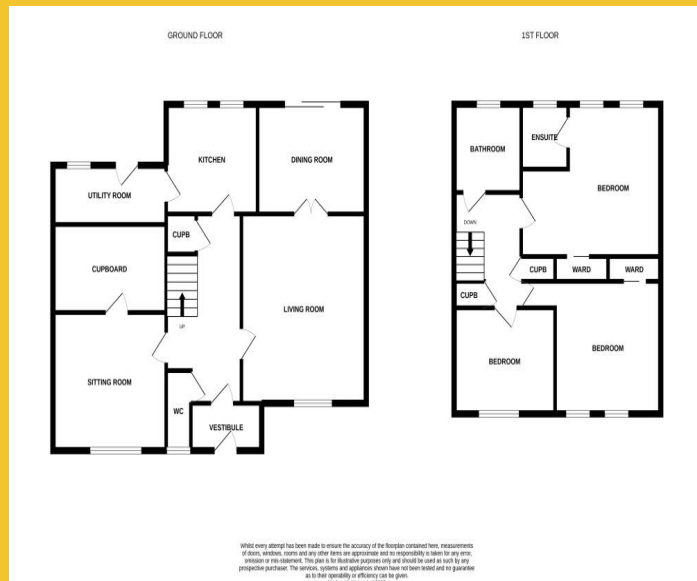
Offers over £240,000

4 Burnbrae Park, Kincardine

A modern detached villa with bright and spacious accommodation over two levels, in small cul de sac setting.

There is a good internal layout which includes a reception hallway, lounge, dining room, public room/bedroom 4, kitchen, utility room, WC/cloaks, upper landing, three bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows, flexible layout and good storage throughout.





Lounge
4.78m x 4.47m (15'8 x 14'8)
Dining room
3.06m x 2.75m (10'0 x 9'0)
Kitchen
3.12m x 2.70m (10'3 x 9'0)
Utility room
3.18m x 1.46m (10'5 x 4'10)
WC/cloaks
2.03m x 0.83m (6'8 x 2'9)
Public room/bedroom 4
4.20m x 3.17m (13'9 X 10'5)
Upper landing
Bedroom 1
4.86m x 3.79m (15'11 X 12'6)
En-suite
2.04m x 1.61m (6'8 x 5'3)
Bedroom 2
4.80m x 3.14m (15'9 x 10'4)
Bedroom 3
3.50m x 2.44m (11'6 x 8'0)
Bathroom
2.31m x 2.18m (10'10 x 7'2)



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The property benefits from impressive garden grounds which feature a host of flower beds, shrubs, trees (including superb apple tree), patio area, decking and timber garden shed. The driveway to front provides ample off-street parking.

Burn Brae Park forms part of a small residential development on the outskirts of the historic village of Kincardine, which lies on the northern shores of the Firth of Forth. There are excellent amenities close by, such as shops, pubs, restaurants and an 18 hole golf course. Kincardine is ideal for commuting with easy access to both Kincardine Bridges and a fast motorway network to Edinburgh, Grangemouth, Stirling and Glasgow.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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