



41 KIRKTON DRIVE
Burntisland, Fife, KY3 0DD





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Statement contemporary living within a high-calibre new build home, wherein advanced renewable and low carbon technologies have been combined with quality fixtures and finishes to create impeccably presented living accommodation, affording the utmost in modern comfort and convenience.

41 Kirkton Drive has an enviable plot in Burntisland, with an open outlook to the South towards West Broom Hill. The historic coastal town's convenient position for access into the arterial transport network of Central Scotland, including its train station, as well as its award-winning beach have cemented its popularity for generations.

ACCOMMODATION SUMMARY

Ground Floor: Hall, Double Bedroom/Family Room with Jack-and-Jill en suite Shower Room, Utility Room, integral Garage/Plant Room.

First Floor: Sitting Room, Kitchen/Living/Dining Room, and WC.

Second Floor: Principal Bedroom with en suite Shower Room, Double Bedroom, with Jack-and-Jill four-piece Family Bathroom, and Bedroom 3.

Exterior: Paved driveway and entrance path, providing parking space for two vehicles. Enclosed lawn garden to the rear, with double timber privacy fencing and a decked terrace for alfresco dining/entertaining.





SITUATION

The former Royal Burgh of Burntisland is an historic, coastal town on the Northern shores of the Firth of Forth. Once a thriving Victorian holiday resort, the well-served settlement is known for its award-winning sandy beach and has earned enduring popularity for its location – some 6 miles from Kirkcaldy, 10 miles from Dunfermline, and 21 miles from Edinburgh City Centre.

Burntisland's plethora of amenities include convenience and grocery stores, a butcher, a fishmonger, an Artisan bakery, and cafes and, notably, in addition, it has a wealth of recreational facilities, including an 18-hole golf course, a leisure centre with a swimming pool, and a bowling green, as well as The Burntisland Links. Granted to the Burgh by King James V of Scotland in 1541, The Links has a play park and a seasonal pitch and putt and hosts the annual Burntisland Highland Games every July – Scotland's second oldest games, dating back to 1652. The town is also on Fife's Coastal Walk, which is renowned for its stunning scenery.

The town has a rich and interesting history, shaped by its strategic location on the Firth of Forth. Recently restored, the 16th Century Parish Church is where King James VI, in 1603, authorized the translation of the Bible into English and, until 1890, Burntisland's port served as the northern station of the ferry across the Forth to Granton. In 1633, King Charles I's ship, 'Blessing' sank off the coast of Burntisland, pre-empting, in recent years, a search for the cargo of the Blessing.

There are local nurseries and primary schools in Burntisland, including the new Burntisland Primary School which opened in 2014. A short distance to the East, Kirkcaldy provides local secondary schooling at Balwearie High School and St Andrews High School. Many of Scotland's leading independent schools are within daily reach, including a roster in Edinburgh, Dollar Academy in Clackmannanshire, and St Leonard's in St Andrews.

Burntisland Railway Station is within walking distance of Kirkton Drive and has services to Edinburgh, Dundee, and Perth, as well as other destinations on the Fife Circle line. It offers trains reaching Edinburgh Waverly in as little as 29 minutes. Inverkeithing Railway Station is approximately 7 miles (three stations) to the West and has services to Glasgow Queen Street and London Kings Cross. The M90 and, in turn, the Forth Road Bridge are approximately an 8 mile drive away, allowing for ease of access into Central Scotland's arterial motorway network, as well as Edinburgh International Airport and Edinburgh City Centre via the A90.

GENERAL DESCRIPTION

41 Kirkton Drive is a design-led, detached contemporary home, specifically designed to offer a superlative standard of modern living accommodation, with energy and ecological performance at the fore. The house affords approximately 2036 sq. ft. (including garage) of light-filled accommodation, configured to align superbly with contemporary lifestyle trends and appointed to an exacting specification.

The property forms part of an exclusive development of architect-designed homes, built by award-winning firm, SIPs Homes. It is a fine example of an innovative 21st Century home, in which the unique advantages of SIPs construction have been leveraged to create an inspiring lived environment, which balances form and technical function. Notably, the house is set apart by the range and quantity of renewable technologies which have been installed.

Externally, the striking, angular facade of the house has a timeless yet contemporary aesthetic and impresses a sense of arrival, with the ground floor of the principal elevation accented by natural stone cladding and an entrance canopy sheltering the main door and garage.







Virtually furnished image



Beyond the threshold, the house encapsulates the free flowing, sociable living space and highly versatile accommodation, so coveted by today's contemporary households. On the second floor, the SIPs construction system has been exploited to great effect and the rooms are set apart by tall, Apex ceilings – which foster a sense of contemporary elegance and enhance the impression of space. Orientated to face South over the park towards West Broom Hill, the house's generous fenestration allows for optimal indulgence in the far-reaching views from the statement first floor sitting room and the principal bedroom suite.

Curated with a keen eye-for-design, the interior has been tastefully coordinated and has a luxe quality by virtue of the elevated specification, with fixtures and fittings from carefully selected manufacturers including NorDan, pronorm Einbauküchen, Bosch, and Laufen.

SPECIFICATION

External

- Building elevations finished with an attractive combination of materials, selected with aesthetic appeal, ease-of-maintenance, and durability in mind:

Composite panels, fascia and soffit boards, Sto rendering, and natural stone cladding accents.

- NorDan Alu Clad Timber windows and external doors.

Composite aluminum and wood frames designed for style, weather resilience, and safety and security. Predominantly triple-glazed (with a limited number of double-glazed panes, where dimensions required).

- Double-glazed ceiling windows.
- Concrete interlocking roof tiles and black UPVC rainwater gutters and downpipes - aligning with coordinated exterior colour scheme.
- Hörmann insulated and electrically operated garage door – remote-controllable.
- Integrated entrance canopy with recessed downlighting. Contemporary wall sconces, with up and down lighters, at main and side door. Doorbell and wall mounted letter box. Outside water tap and power socket.
- 10-year structural warranty including 2-year builder defects policy.



Renewable Technology and Environmental Control Systems

- 15 x Growatt Solar PV Panels (roof-mounted).
- Titon Mechanical, Ventilation Heat Recovery System (MVHR).

A whole-house mechanical air supply and extraction system regulates airflow, filters air, and pre-heats incoming air. Located in the garage, with discrete ceiling ducts for supply and extraction throughout the house. Adjustable settings and compatible with Titon auraSMART® app.

- Air source heat pump (ASHP) for all heating and hot water requirements.
- Wet under floor heating system on ground floor.
- Herschel infrared towel heaters in bath/shower room and cloakroom/WC.

Stylish white glass finish and chrome rails. Touchscreen controls and programmable with Smartlife App Control.

Internal

- Feature, vaulted ceilings at second floor level in each house.
- Tasteful solid core, white painted, seven panel interior doors with elevated chrome/brushed stainless steel handles and hinges - including wardrobes.
- Doors with glazed inserts to principal public rooms, enhancing through flow of natural light and sociable atmosphere to living accommodation.
- Stylish white/grey oak luxury vinyl tiling in hall, first floor landing, and kitchen/living/dining room.
- Plush neutral carpeting to bedrooms, staircases, and second floor landing.
- Classic and crisp white painted finish to walls and ceilings.
- Contemporary lighting design with recessed, low-energy, LED lighting in all rooms, except for the ground floor bedroom/family room which is finished with a pendant bulb fixture.
- Cat 6 home wiring solution, including Ethernet, TV and telephone points in selected rooms.

Kitchen and Utility Room

- German-designed pronorm kitchen featuring:

Statement wall of tall, textured Oak effect cabinet doors. Ergonomic culinary storage, including pan drawers and full-height pantry cupboard. Soft close hinges and drawers. Sink with swan neck mixer tap.

Comprehensive range of integral Bosch appliances: full-height fridge and full-height freezer, oven with grill, second combination oven/microwave and grill, dishwasher, & five ring hob, set beneath extractor hood.



- Practically positioned and neatly presented utility room on the ground floor, with:

Bosch washing machine and a tumble dryer, as well as a sink with mixer tap. Exterior door from access vannel to the West of the house.

Bathroom, en-suites, and cloakroom/WC

All with:

- Italian marble effect tiling to floors and shower walls, accented by textured white wall tiling to dado height behind wash hand basin and WCs.
- Sanitary ware from the designer Swiss company Laufen.
- A wall-mounted mirror, with integral vanity lighting; a wall hung wash hand basin; a Herschel towel heater, and a WC with concealed cistern and dual flush plate.

Main bathroom and en suites with:

- Thermostatically controlled showers with glass shower screens, a rainfall showerhead, and a secondary wall-mounted handheld attachment.
- Shaver and electric toothbrush points.
- In addition, the main bathroom has a separate bath tub.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Navigation

The property's postcode is KY3 0DD

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, electricity, and drainage.

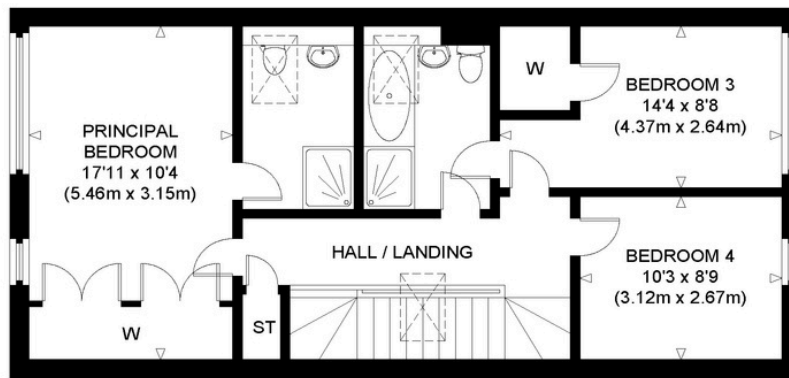
Council Tax

Band TBC

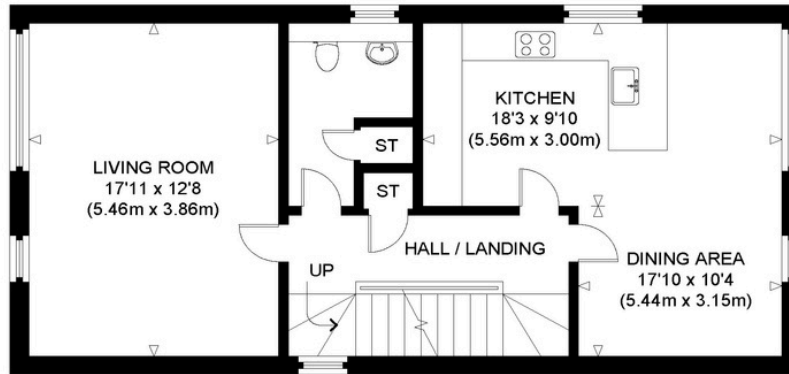
EPC Rating

Band A

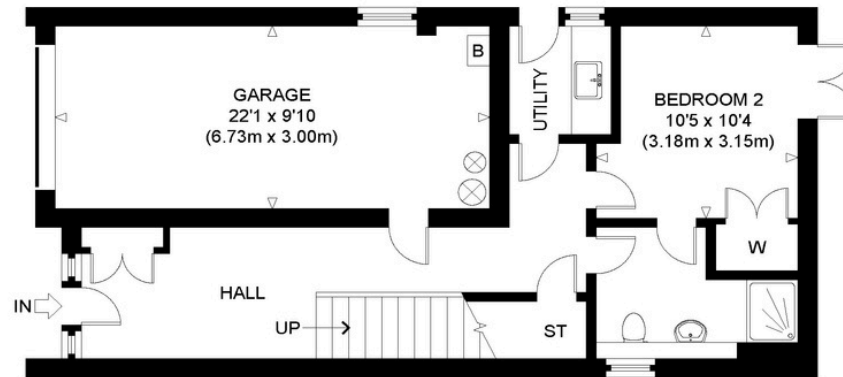




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 685 SQ FT / 63.7 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 685 SQ FT / 63.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 666 SQ FT / 61.9 SQ M



KIRKTON DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2036 SQ FT / 189.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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11 Wemyss Place
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Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), Instagram and LinkedIn.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Proof and Source of Funds/Anti Money Laundering
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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