



Howe View, Coaltown Of Burnturk, KY15 7TR  
Offers over £450,000





# Howe View Coaltown Of Burnturk KY15 7TR

**OFFERS OVER**  
**£450,000**

Immaculately presented, spacious, 5-bed detached villa positioned with an amazing elevated location offering stunning rural views over the Howe of Fife.

The current owners have renewed all bathrooms and shower rooms, added a wood burning stove within the lounge, monoblocked the driveway and replaced internal doors.

A glazed door leads into the vestibule. Deep cupboard in the hallway.

The amazing lounge offers a window to the side and patio doors, hard wood flooring, wall mounted wood burning stove. This room is open through to the sun lounge. This area offers two double patio doors and three double floor to ceiling windows.

The breakfasting kitchen is fitted with base, wall and display units with complementing work surfaces and stainless steel sink with drainer.

Double window to the side, window to the rear and window looking on to the rural road way. Gas stove. The refrigerator, washing machine and dish washer will be included. Rear door and access to the utility/ garage.

The utility room has been created taking an area from the garage. Doors leading to the road way/ garage.

The dining room offers a double window towards the driveway and an additional double window to the side.

The family room has a window to the side, and patio doors which open to the decked area. The w.c. is fitted with a toilet and circular wash hand basin, Opaque window.

A staircase leads to the upper level where there is a large master bedroom leading to an en suite, four additional double bedrooms, a bathroom, a shower room and gym area.

The master bedroom offers windows to the side and toward the road way. Built in wardrobes. The en suite is fitted with a toilet, wash hand basin and walk in double shower. Ceramic tiling.

The guest bedroom offers a window to the side. The bathroom is fitted with a w.c., circular sink and bath. Opaque window.

Gym area with double window to the front.

The second bedroom has a double window to the rear and window towards the roadway. Wardrobe.

The fourth bedroom has a double window. Built in storage. The fifth bedroom has a double window to the roadway as well as double window to the side. The shower room is fitted with a wash hand basin and recess shower cubicle with mixer shower. Opaque window.

Oil fired central heating system throughout and double glazed windows.

To the front there is a wide monoblocked driveway. Garden grounds which are mainly laid to lawn. Decked patio/seating area.





- Immaculate, spacious detached villa
- Entrance vestibule
- 4 public rooms
- 5 bedrooms (one en suite)
- Kitchen & Utility
- Gym area
- Shower Room, bathroom & W.C.
- Oil C.H., D.G.
- Double Garage & Drive
- Garden grounds with stunning rural views

**INCLUDED**

All fitted carpets, fitted floor coverings, refrigerator, washing machine, dish washer, freezer in the garage and gym equipment will be included in the marketing price.

**SERVICES**

Mains water, electricity and gas are connected to the property. Drainage is from recently installed septic tank and soak away.

**VIEWING**

By Appointment Through Our Cupar Office  
Telephone: 01334 654081

**COUNCIL TAX BAND G**

**EPC RATING D**

**FLOOR AREA 244 sqm**







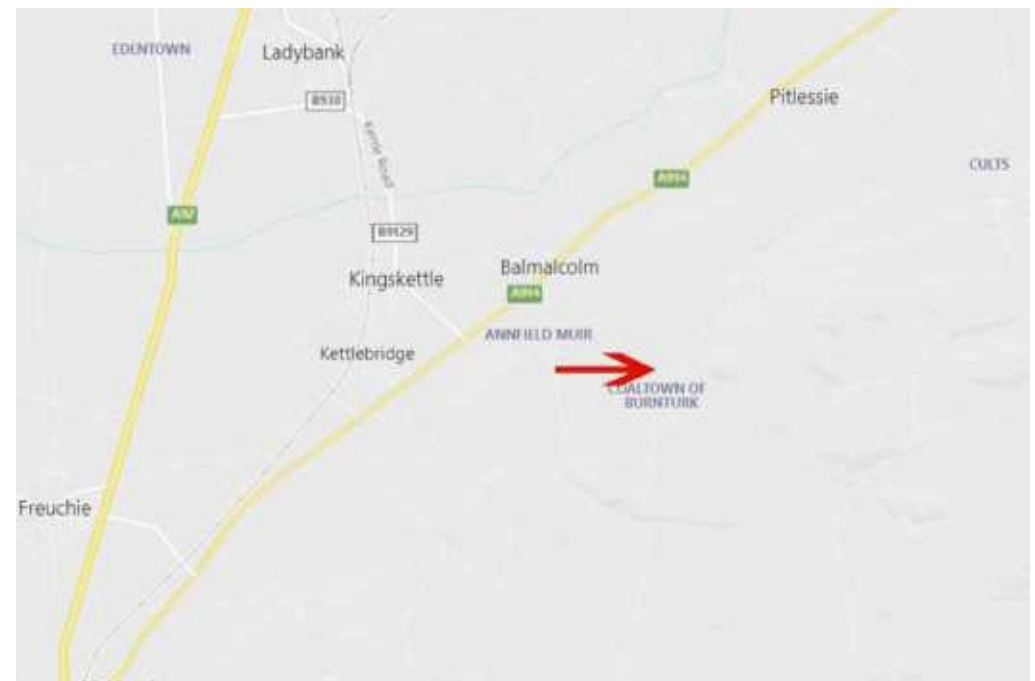




## Room Sizes

*Approximate measurements*

Lounge	18'6" x 18'1"	5.63 x 5.50
Sun room	16'11" x 16'8"	5.16 x 5.09
Breakfasting kitchen	17'9" x 13'0"	5.41 x 3.96
Utility	8'10" x 8'2"	2.70 x 2.50
Dining room	9'6" x 18'3"	2.90 x 5.56
Family room	12'1" x 12'9"	3.69 x 3.88
W.C.	6'8" x 6'9"	2.03 x 2.05
Master bedroom	18'1" x 15'1"	5.51 x 4.60
En suite	6'8" x 5'10"	2.04 x 1.79
Bedroom	13'2" x 11'7"	4.01 x 3.52
Bathroom	7'11" x 5'10"	2.42 x 1.79
Gym area	10'6" x 8'0"	3.19 x 2.44
Bedroom	10'3" x 15'8"	3.13 x 4.78
Bedroom	14'3" x 10'4"	4.34 x 3.16
Bedroom	10'3" x 16'5"	3.13 x 5.01
Shower room	4'6" x 7'1"	1.38 x 2.17





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at any of our offices.