

Flat F, 17 Burntisland Road

KINGHORN, BURNTISLAND, KY3 9TT



Beautiful two-bedroom apartment with panoramic views across the Forth and beyond



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17F Burntisland Road is a beautiful upper villa in a popular residential location. This deceptively spacious apartment offers what is arguably some of the best views across the Firth of Forth and beyond. The property has been carefully maintained by the present owners and is in truly walk-in condition and has been recently redecorated to provide a fresh appeal.

THE LOUNGE/KITCHEN



On entering the lounge, one's eye is immediately drawn to the spectacular views from the large bay window. There is a tremendous sense of scale combined with a large expanse of glazing that floods the room with beautiful light creating a warm and comfortable home. The open plan layout is well designed with panoramic views. The modern kitchen/dining area features a range of stylish floor and wall mounted units. Many appliances are included in the sale price.





There are two spacious double bedrooms with fitted wardrobes. The master bedroom offers a stylish en-suite shower room. The three-piece family bathroom completes the accommodation on offer. This bathroom is all about relaxation...a simple, but sophisticated space designed to leave you feeling calm and cosseted.

THE BATHROOM



BEDROOM 1



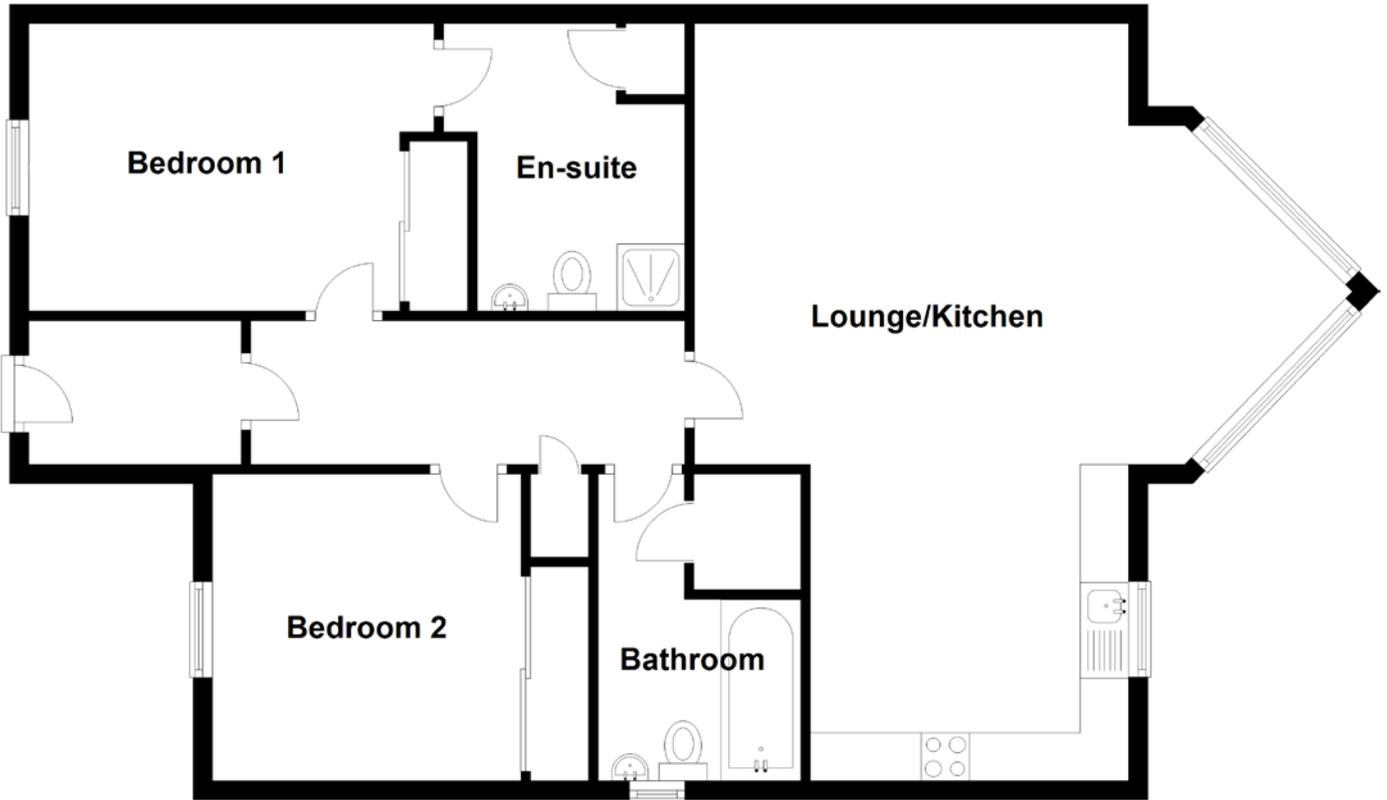
Gas central heating and double glazing have been installed throughout. There are shared garden grounds to the rear to be enjoyed and there is ample private and visitor parking.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

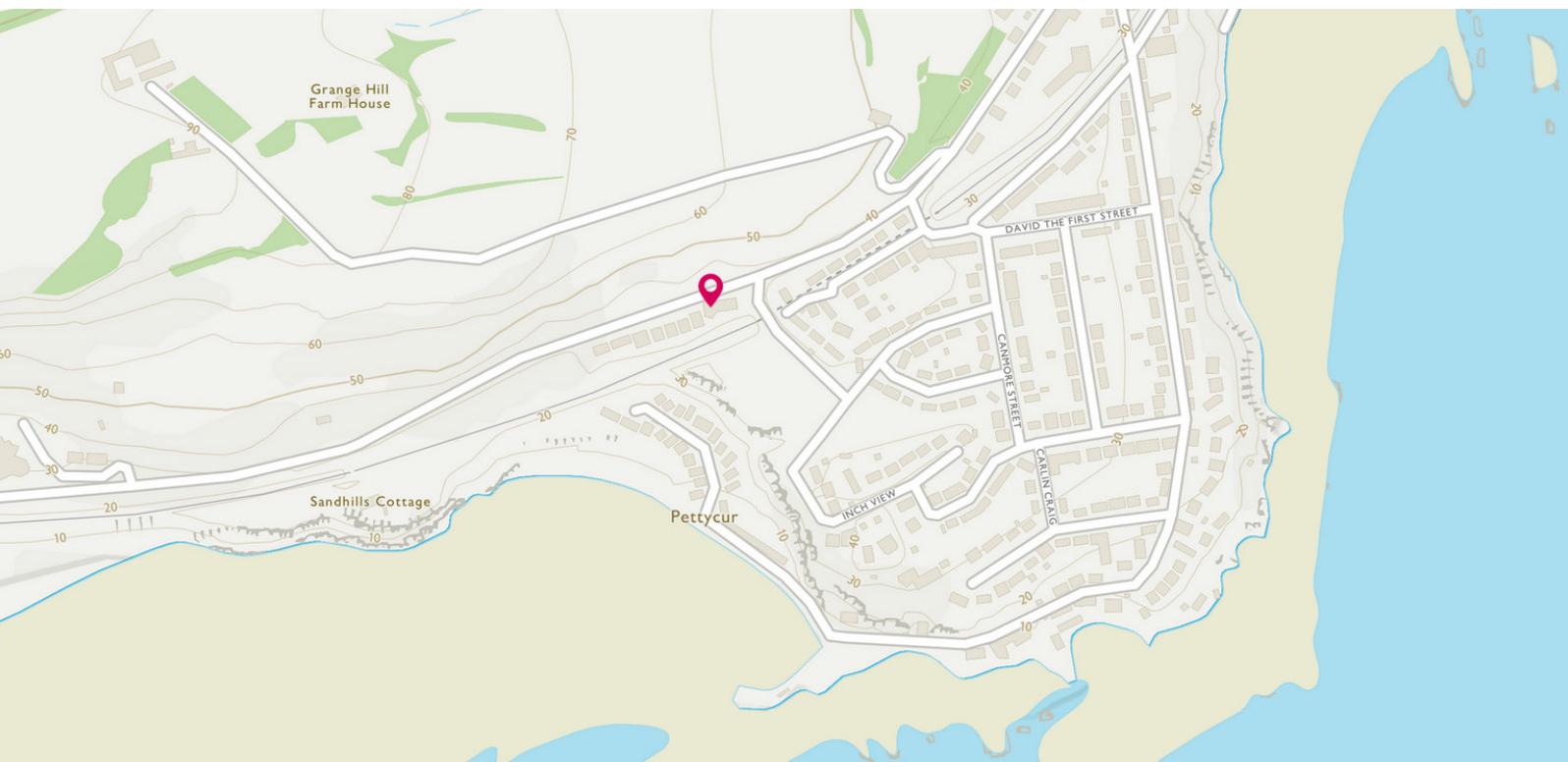


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 7.90m (25'11") x 6.50m (21'4")
Bedroom 1 4.20m (13'9") x 3.00m (9'10")
En-suite 3.00m (9'10") x 2.50m (8'2")

Bedroom 2 3.20m (10'6") x 3.10m (10'2")
Bathroom 3.20m (10'6") x 2.10m (6'11")

Gross internal floor area (m²): 87m²
EPC Rating: B



THE LOCATION

Kinghorn is a popular seaside town which has local shopping facilities along with its own primary school, library, doctors, dental surgery and Local community centre.





There are two beautiful beaches, along with good leisure facilities at Pettycur Bay including a swimming pool, leisure centre and restaurants.

Kinghorn features an eighteen-hole golf course and also sits on the main Edinburgh to Dundee rail link.



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