




McEwan Fraser Legal

Solicitors & Estate Agents

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Abden Cottage

1 KIRKCALDY ROAD, KINGHORN, FIFE, KY3 9YP

ABDEN COTTAGE

1 KIRKCALDY ROAD

Kinghorn is a popular seaside town has local shopping facilities along with its own primary school, library, doctor and dentist surgeries and community centre. There are two beaches, along with good leisure facilities at Pettycur Bay including a swimming pool and restaurant. Kinghorn also features an eighteen hole golf course and also sits on the main Edinburgh to Dundee rail link.

Abden cottage is a beautiful detached villa in truly walk-in condition. The owners have maintained and upgraded the property to a very high standard. This unique property can be utilised in many different ways to suit the new owner's needs.

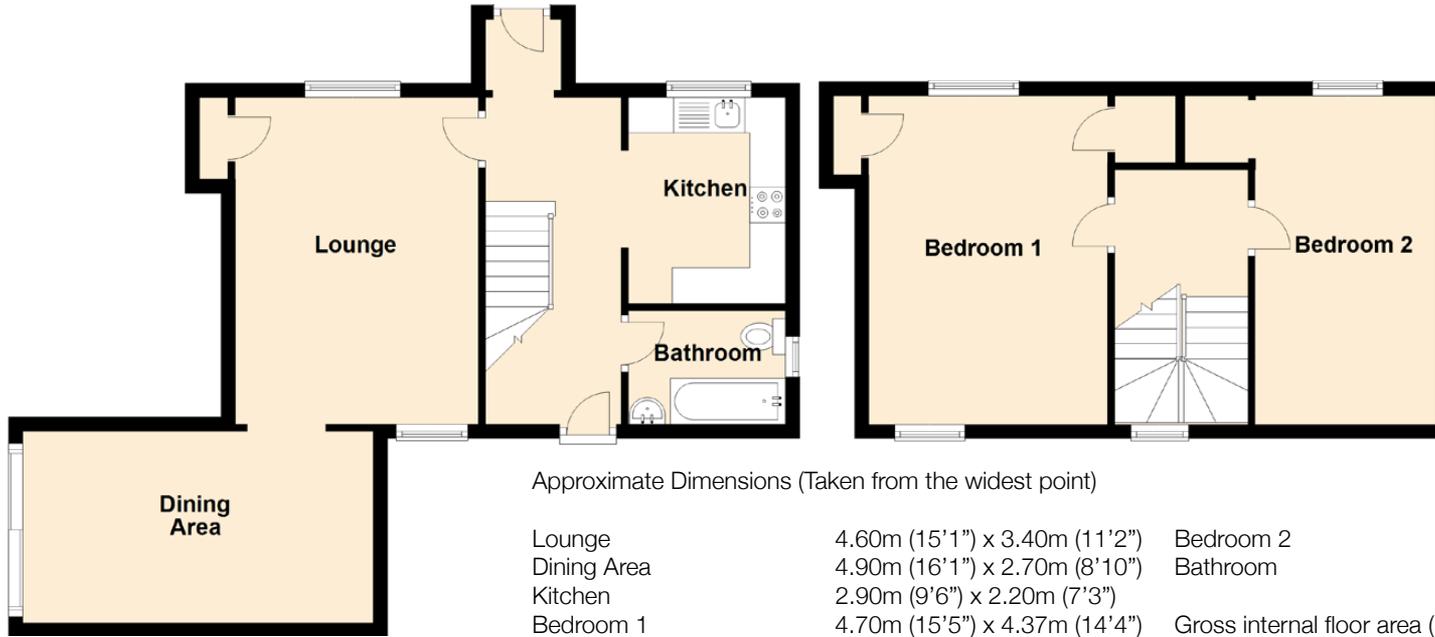
Entrance is through the main front door into the entrance hallway with stairs leading to the upper level. The lounge is pleasantly located to the front of the property with a feature window flooding the room with natural light. The opposite side of the property offers a beautifully designed kitchen with a good range of floor and base units. To the rear of the property is the well-designed

sun room that is currently being used as a second reception room (lounge) with Patio doors leading to the secluded rear gardens. Journey to the upper level where you will discover two double bedrooms that can host additional free standing furniture if required. The three-piece family bathroom with shower over completes the accommodation internally.

Externally there is ample off street parking to the front of the property. The lovely rear gardens are fully enclosed offering a safe environment for children and pets. Gas central heating and double glazing are provided throughout.



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.40m (11'2")	Bedroom 2	4.70m (15'5") x 2.60m (8'6")
Dining Area	4.90m (16'1") x 2.70m (8'10")	Bathroom	2.20m (7'3") x 1.70m (5'7")
Kitchen	2.90m (9'6") x 2.20m (7'3")		
Bedroom 1	4.70m (15'5") x 4.37m (14'4")		

Gross internal floor area (m²): 93m² | EPC Rating: D



Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

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