

# 22 Pettycur Bay

KINGHORN, KY3 9SB



*Beautiful two bedroom apartment with panoramic views across the Firth of Forth*



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An excellent opportunity has arisen to acquire this spacious first-floor apartment, situated within the popular Pettycur Bay Area of Kinghorn.

# THE LOUNGE



The accommodation is in good decorative order, with high-quality fixtures and fittings throughout, briefly comprising; an entrance hallway including a large storage cupboard, a bright and spacious lounge with a Juliet balcony and French doors opening up to stunning views over the Firth of Forth.

The use of the same carpet throughout the main living areas offers a unified and elegant decorative finish from the minute you walk into the spacious hall. The lounge is comfortable with ample space for free-standing furniture.

# THE KITCHEN



The kitchen benefits from a gas, four-ring hob and electric cooker hood and a built-under oven.





The master bedroom provides built-in wardrobes with mirrored sliding doors, a further double bedroom with a built-in wardrobe with sliding doors, and the family bathroom with vanity storage and wash hand basin completes the accommodation on offer.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



This property also benefits from; gas central heating, full double glazing, an attic space, and well-maintained communal garden grounds surrounding the property. Overall, this home is modern, fresh and stylish, combined with a good commuter location in a sought-after development.

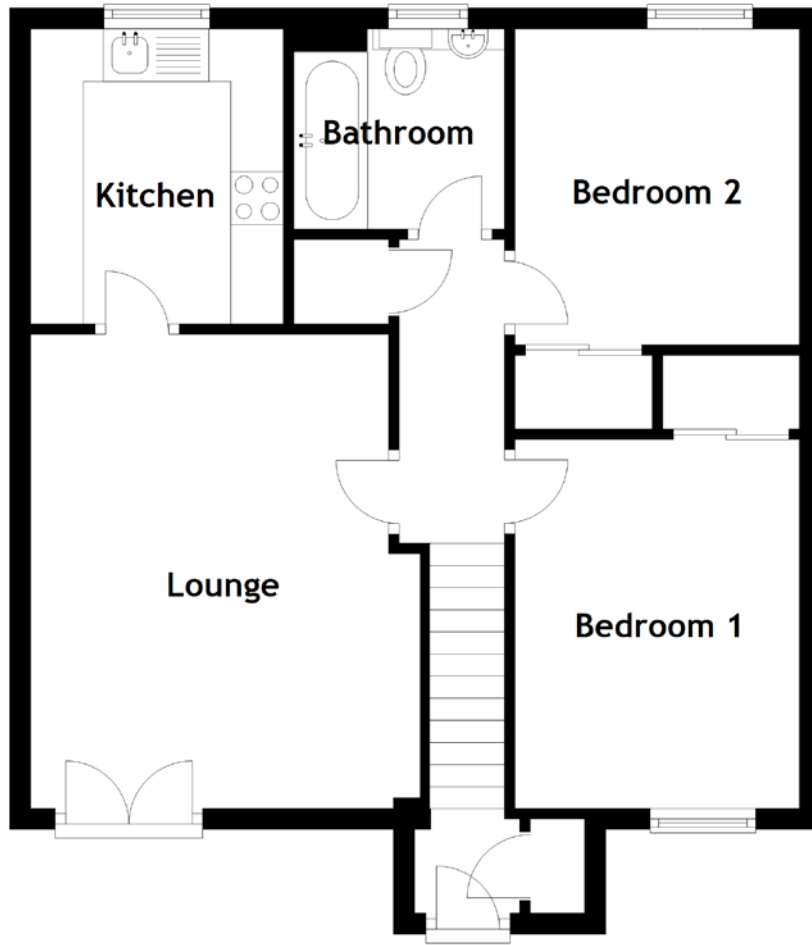
# EXTERNALS & VIEW







# FLOOR PLAN, DIMENSIONS & MAP

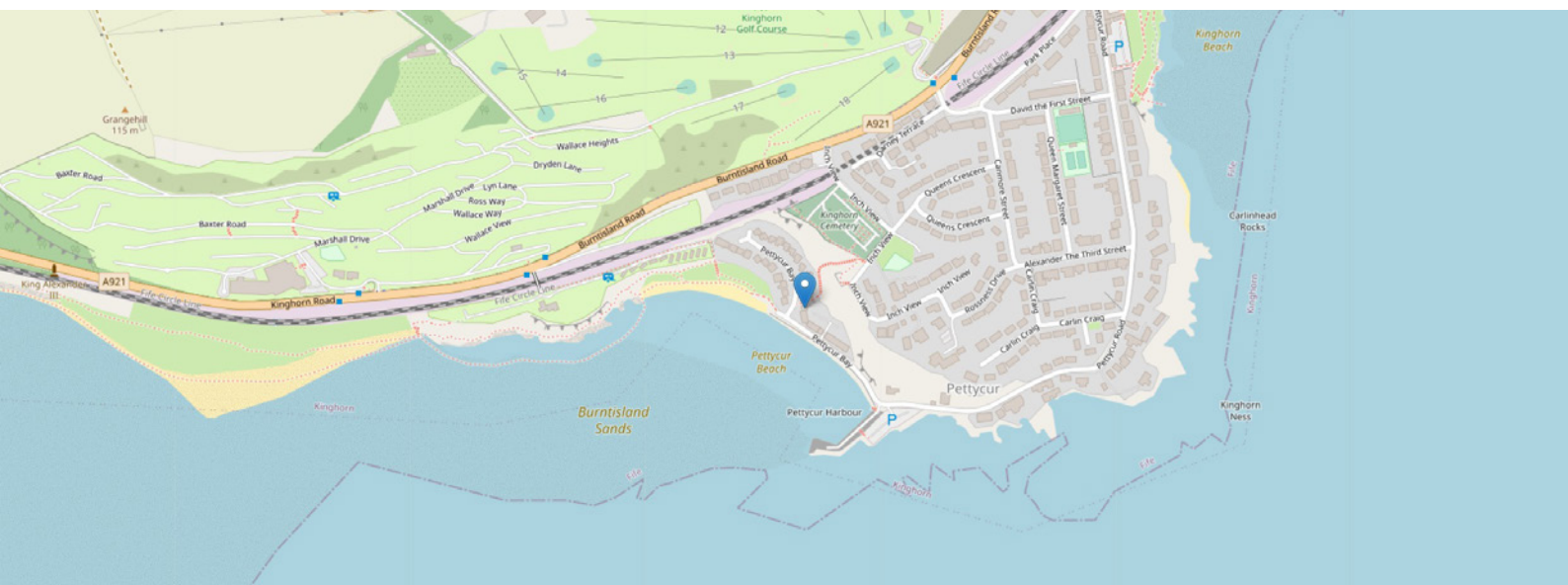


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	2.80m (9'2") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 2.70m (8'10")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.



# THE LOCATION

Kinghorn is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the town, which oozes charm and character, there is a selection of shopping for everyday requirements and a local primary school of good repute.





The majority of secondary school pupils attend Balwearie High School in nearby Kirkcaldy. Kinghorn is known for its sandy Blue Flag beach, and its traditional summer fair and Highland games day held in Burntisland. There is also access to the Fife coastal paths and the Kinghorn golf course (pictured right). Close to the property, there is a station in Kinghorn only a few minutes walk away. To the north of the Town, a hill called The Binn is a landmark of the Fife coastline. There are regular bus services and Kinghorn railway station serves the town and provides direct links with, amongst other stops, Kirkcaldy to the north and Edinburgh to the south.



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