

# 12c James Sharp Place

KINCARDINE, FIFE, FK10 4SA



*WALK IN CONDITION, 3 BED HOME  
WITH DRIVEWAY AND GARDEN*



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McEwan Fraser Legal is delighted to present, rarely available 3-bed home to the market. Set within a modern development, this beautifully presented semi-detached home is offered to the market in true walk-in condition. Perfectly suited to first-time buyers, small families looking for their next step, or downsizers seeking a low-maintenance property, the property is finished in fresh, contemporary décor and neutral tones throughout.

The entrance leads directly into the lounge, a warm and inviting room where a soft grey palette is paired with thoughtful finishes to create a calm, modern feel. A large front-facing window allows light to flood in, while bespoke understair storage makes clever use of the space and keeps the room streamlined.

## The Property



From here, the home flows seamlessly into the open-plan kitchen and dining area. The kitchen is finished in a stylish, modern design with integrated appliances, excellent worktop space and a breakfast bar for casual dining. The adjoining dining area is painted in soft tones that enhance the natural light from French doors, which open directly onto the garden, a fantastic spot for entertaining or enjoying family meals. Completing the ground floor is a neatly presented WC.









Upstairs, there are three spacious bedrooms, each finished in tasteful, muted décor. Two double rooms benefit from fitted wardrobes, while the third is a versatile space that can easily be adapted for use as a child's room, guest bedroom or home office.







**Bedroom 2**







**Bedroom 3**

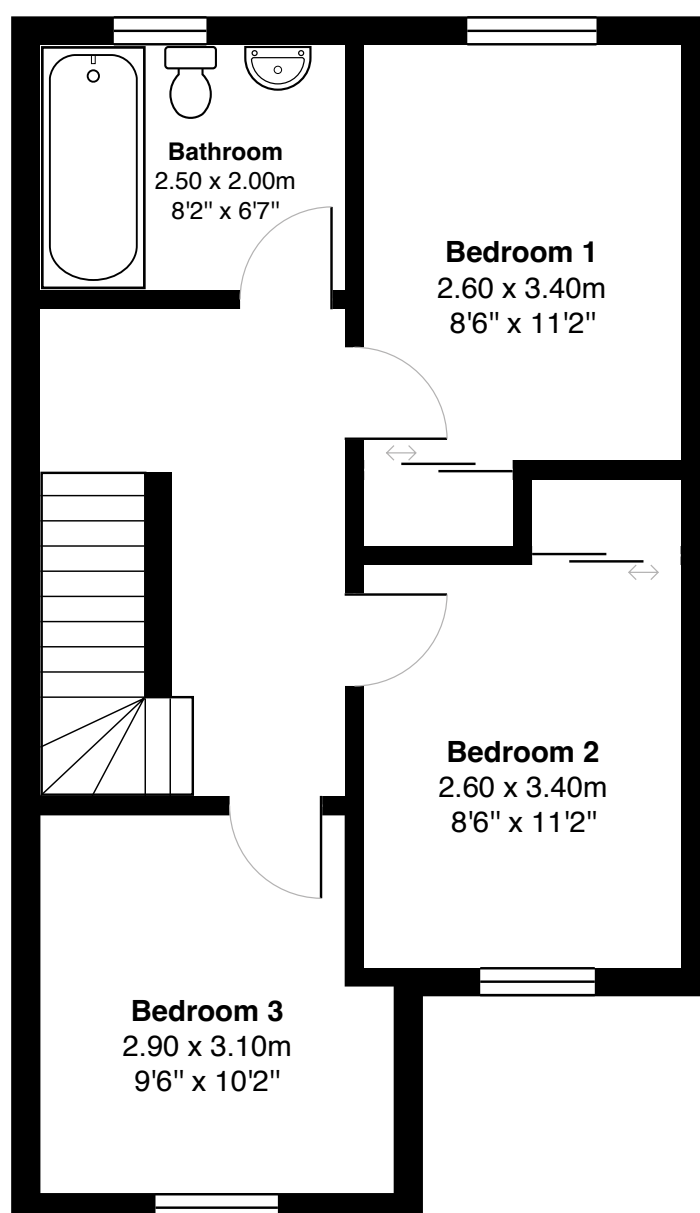
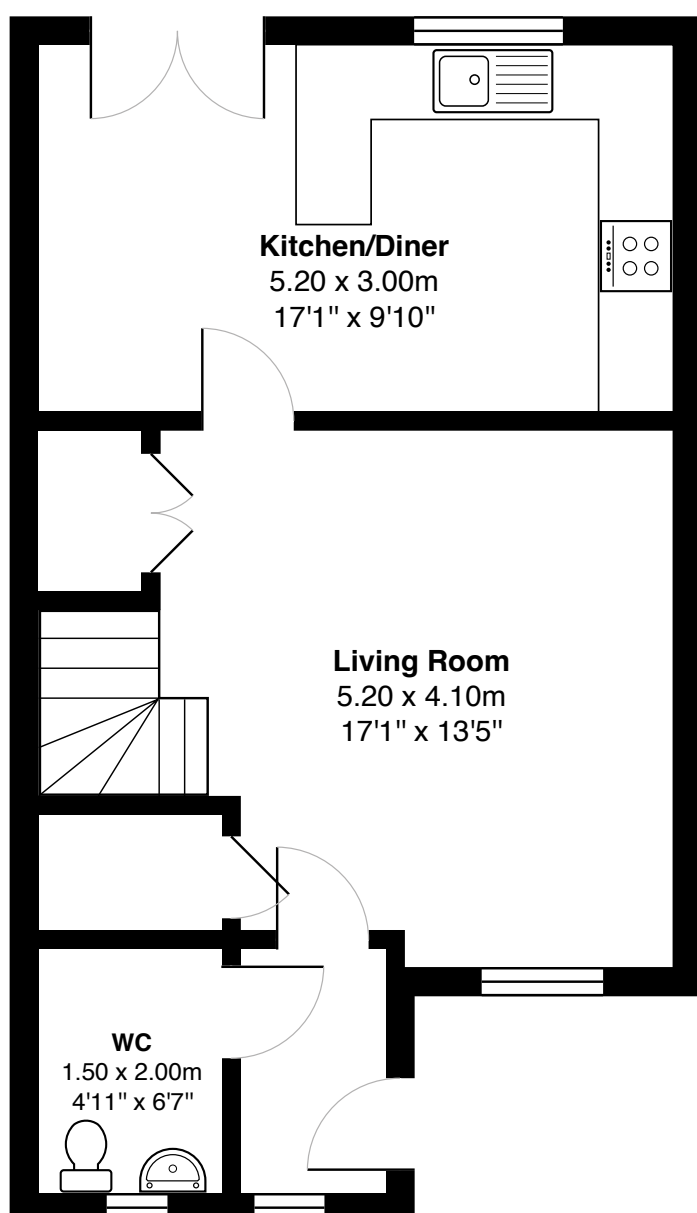




A sleek family bathroom serves the level, fitted with a modern three-piece suite, overhead shower and crisp tiling.







Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: C



Externally, the property continues to impress. To the front, a driveway provides sought-after off-street parking, alongside a neat garden adding kerb appeal. The rear garden is fully enclosed, combining lawn with a patio area, creating a private outdoor space that is both practical and low-maintenance, ideal for relaxing or hosting summer gatherings in a perfect sun-trap moment. Early viewing is advised.







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The property enjoys a superb setting in Kincardine, a historic village on the banks of the River Forth that blends small-town charm with excellent commuter links. Kincardine itself offers everyday amenities including local shops, cafés, takeaways and convenience stores, as well as a pharmacy and community facilities. The village is also well served for families, with Tulliallan Primary School located nearby and secondary schooling available in Dunfermline.. For a broader range of shopping and leisure options, nearby Alloa, Falkirk and Stirling are easily reached, offering supermarkets, retail parks, restaurants and entertainment venues. The surrounding area provides an abundance of outdoor pursuits, from riverside walks and cycle routes to golf courses and scenic countryside trails.

Transport connections are a real strength here. The village sits close to the Kincardine Bridge, providing quick access to the M876 and M9 motorway network, linking you effortlessly with Edinburgh, Glasgow, Stirling and beyond. Regular bus services connect the area with surrounding towns, while rail travel is easily accessed from stations in Alloa or Falkirk. This location perfectly combines the convenience of modern living with the charm of a village setting, making it an excellent choice for families, commuters and downsizers alike.

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## The Location



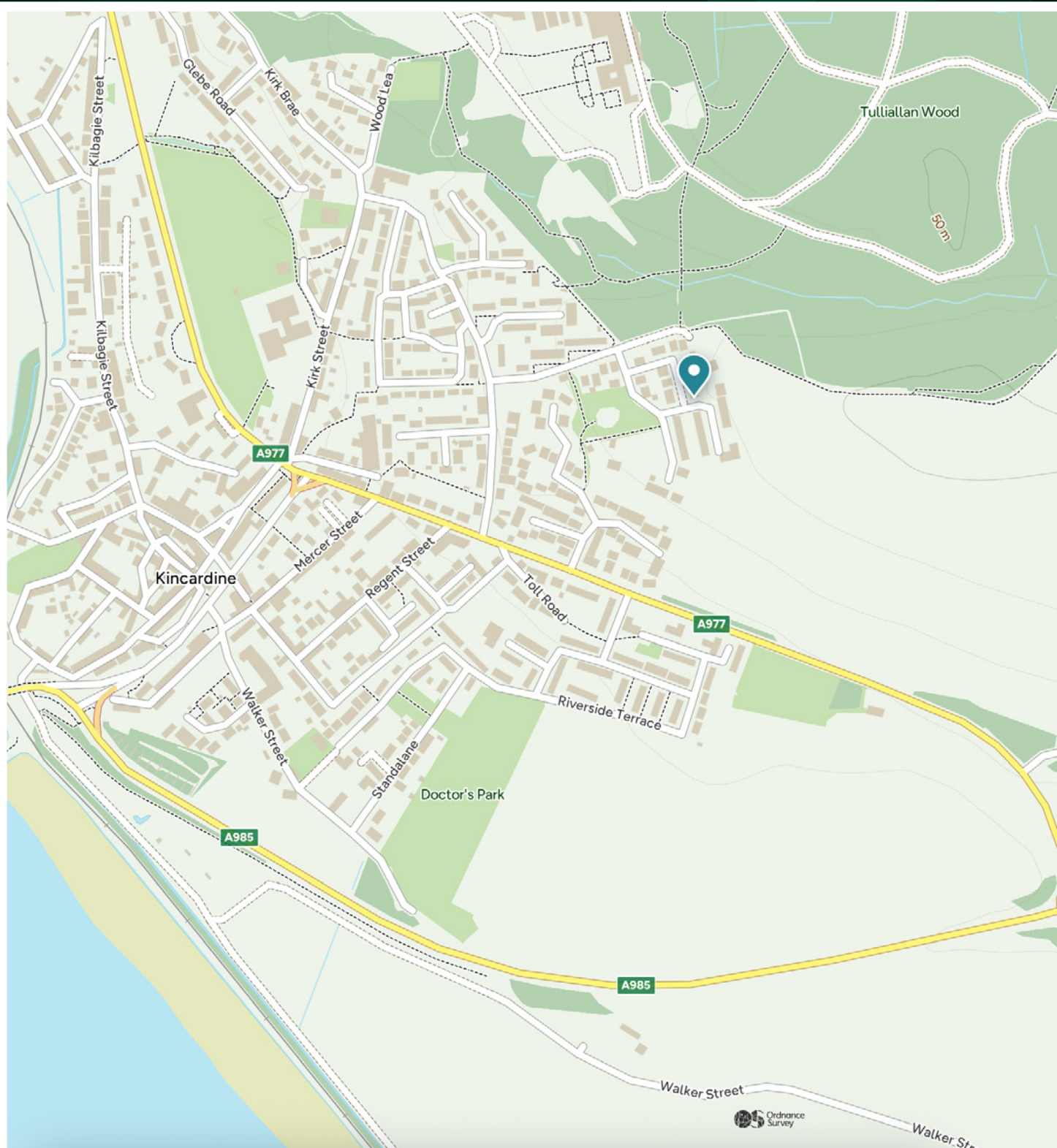


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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