




McEwan Fraser Legal

Solicitors & Estate Agents

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33 Orchard Road

KINGHORN, FIFE, KY3 9XN



KINGHORN

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.

33 ORCHARD ROAD

33 Orchard Road is a lovely ground floor flat in the sought after location of Kinghorn. The property is ideally placed with easy access by road or rail.

The property has been well maintained by the current owner and as a result, it is in move-in condition. Access is to the front of the building into the hallway which leads to all rooms with ample storage. The lounge is located to the front of the property and has a feature fireplace with a surround. The kitchen features a range of floor and base units with open views across the rear gardens.

Further, into the property, there are two double bedrooms with the master bedroom offering built-in storage. The three-piece family bathroom completes the accommodation internally.

There is ample parking provided to the front of the property. Gas central heating completes the accommodation.





SPECIFICATIONS

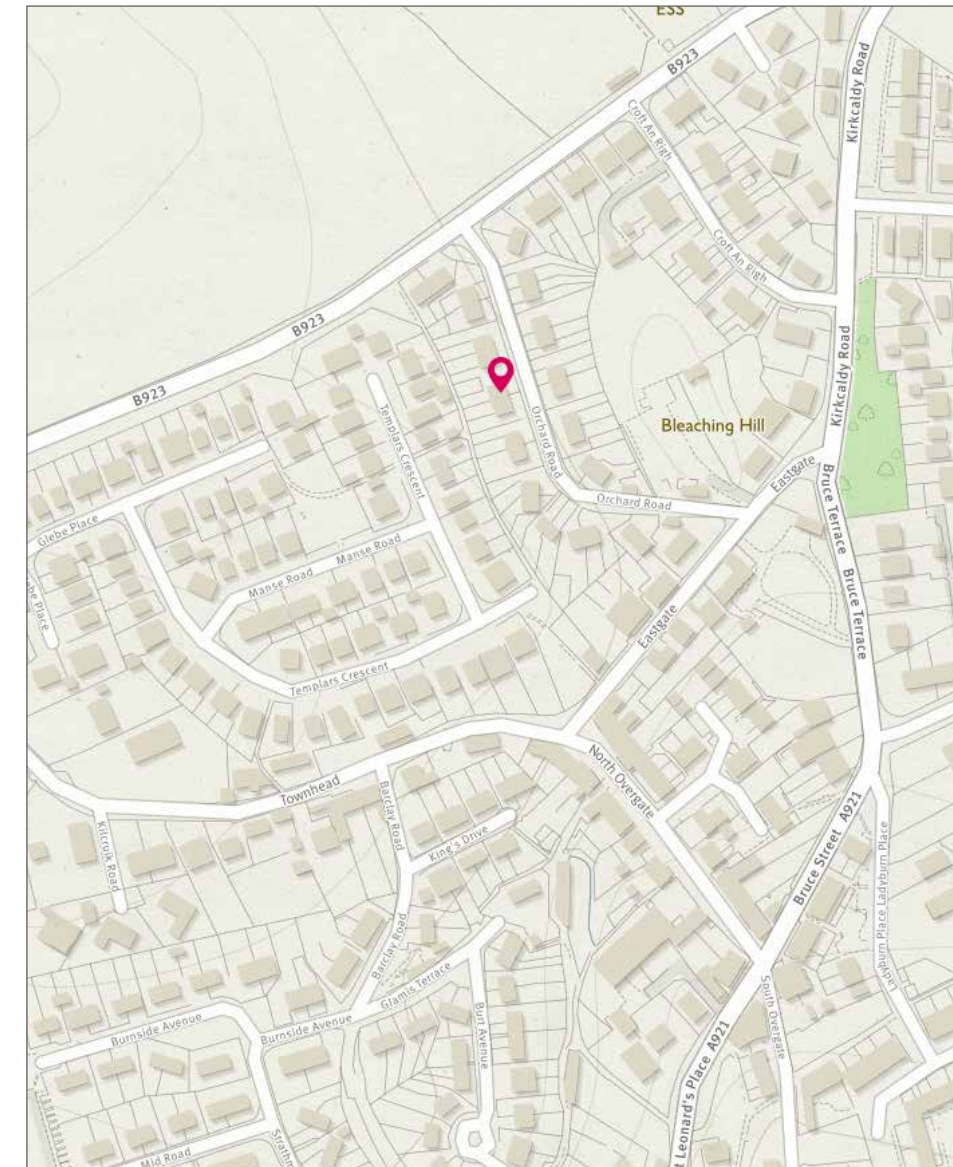


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	4.80m (15'9") x 2.00m (6'7")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m²) - 57m²

EPC Rating - D






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**Part
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