




McEwan Fraser Legal

Solicitors & Estate Agents

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17B Kingsview

BURNTISLAND ROAD, KINGHORN, FIFE, KY3 9TT

THE LOCATION

BURNTISLAND ROAD, KINGHORN, FIFE, KY3 9TT



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.



17B KINGSVIEW

BURNTISLAND ROAD, KINGHORN, FIFE, KY3 9TT



17b 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.

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 flood 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.

Gas central heating and double glazing have been installed throughout.

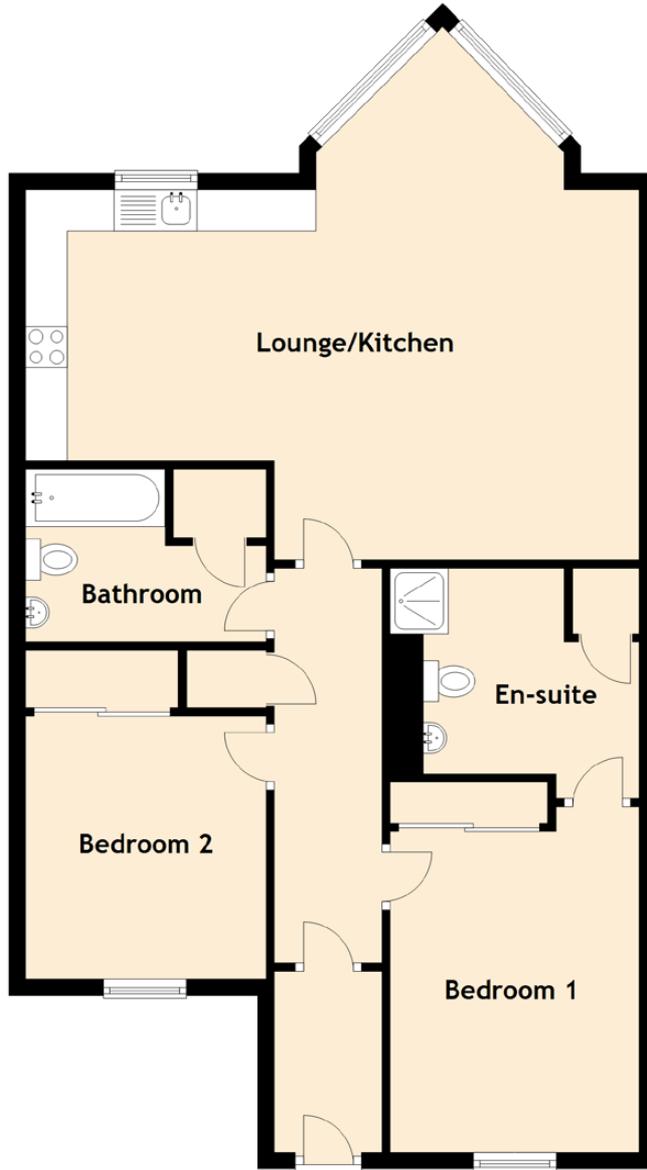
There are shared garden grounds to the rear to be enjoyed and there is ample private and visitor parking.





SPECIFICATIONS & DETAILS

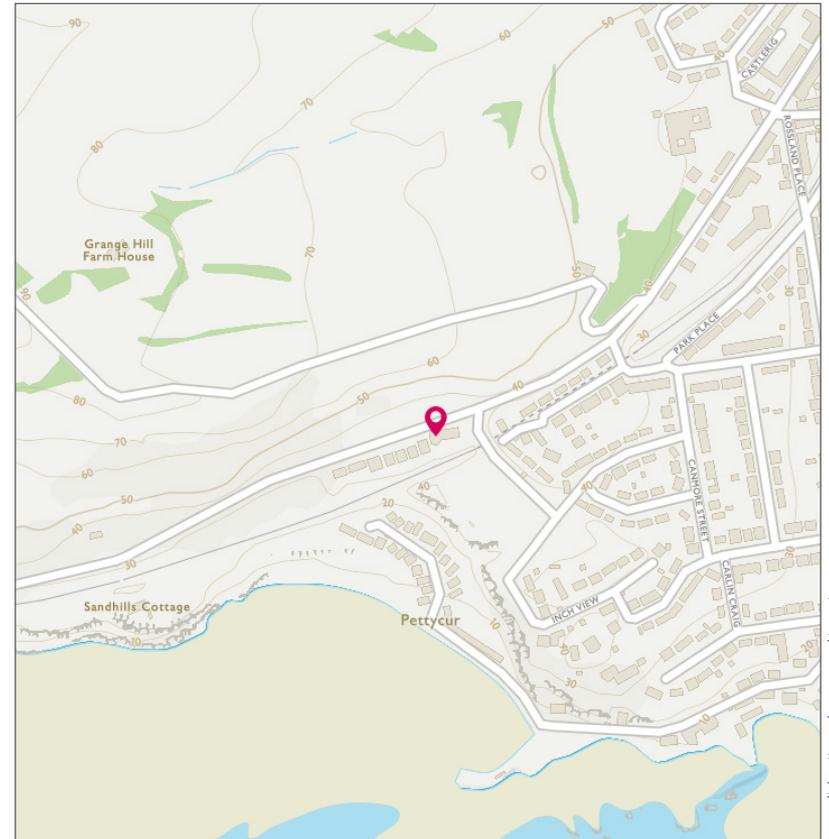
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.40m (24'3") x 6.50m (21'4")
Bedroom 1	5.00m (16'5") x 4.20m (13'9")
En-suite	3.00m (9'10") x 2.80m (9'2")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 97m² | EPC Rating: B






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