

17 Mid Road

KINGHORN, BURNTISLAND, KY3 9UY



*Delightful two bedroom ground floor flat with
extended view across the Firth of Forth*



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17 Mid Road is a lovely ground floor flat in the sought after location of Kinghorn. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition.

THE LOUNGE



Access is to the side of the building into an internal vestibule which leads to the spacious hallway with ample storage.

The bright and spacious lounge is pleasantly located to the front of the property.

THE KITCHEN



The kitchen features a range of floor and wall mounted units complete with a single oven and gas hob, with stunning views over the Forth.





There are two good sized bedrooms which are all double in size, one benefiting from built-in storage.

The modern family bathroom has a walk-in shower and is fully tiled, which completes the accommodation on offer.

BEDROOM 1



BEDROOM 2



THE BATHROOM



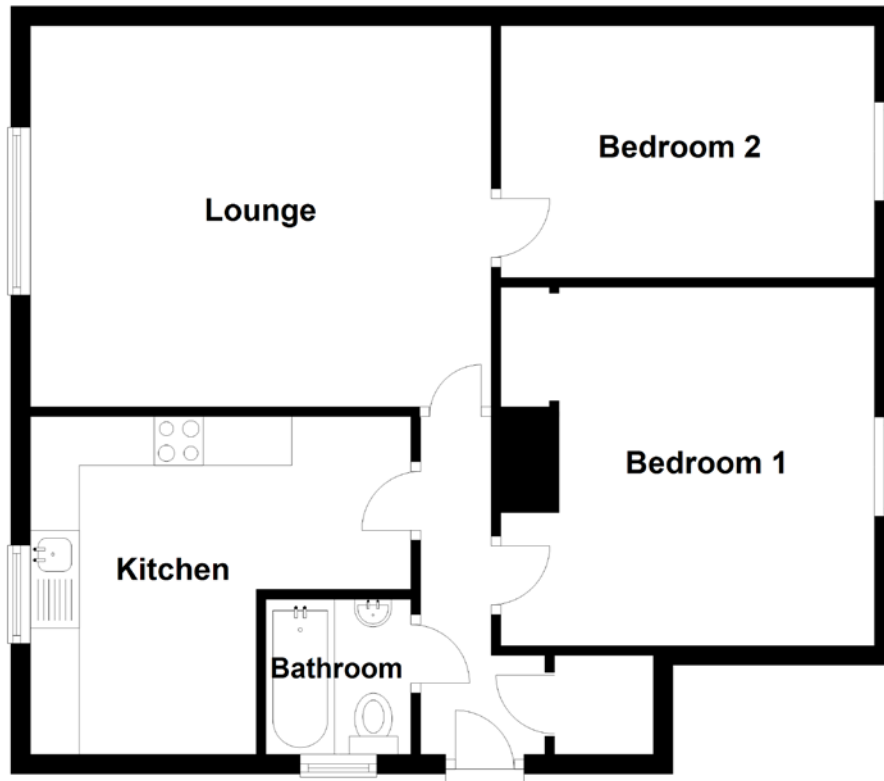
The property benefits from double glazing and gas central heating, a south-facing garden and off-street parking to the rear of the property. There is also space beyond the garden patio area in which a full sized garage could be constructed.

THE GARDEN & VIEW





FLOOR PLAN, DIMENSIONS & MAP



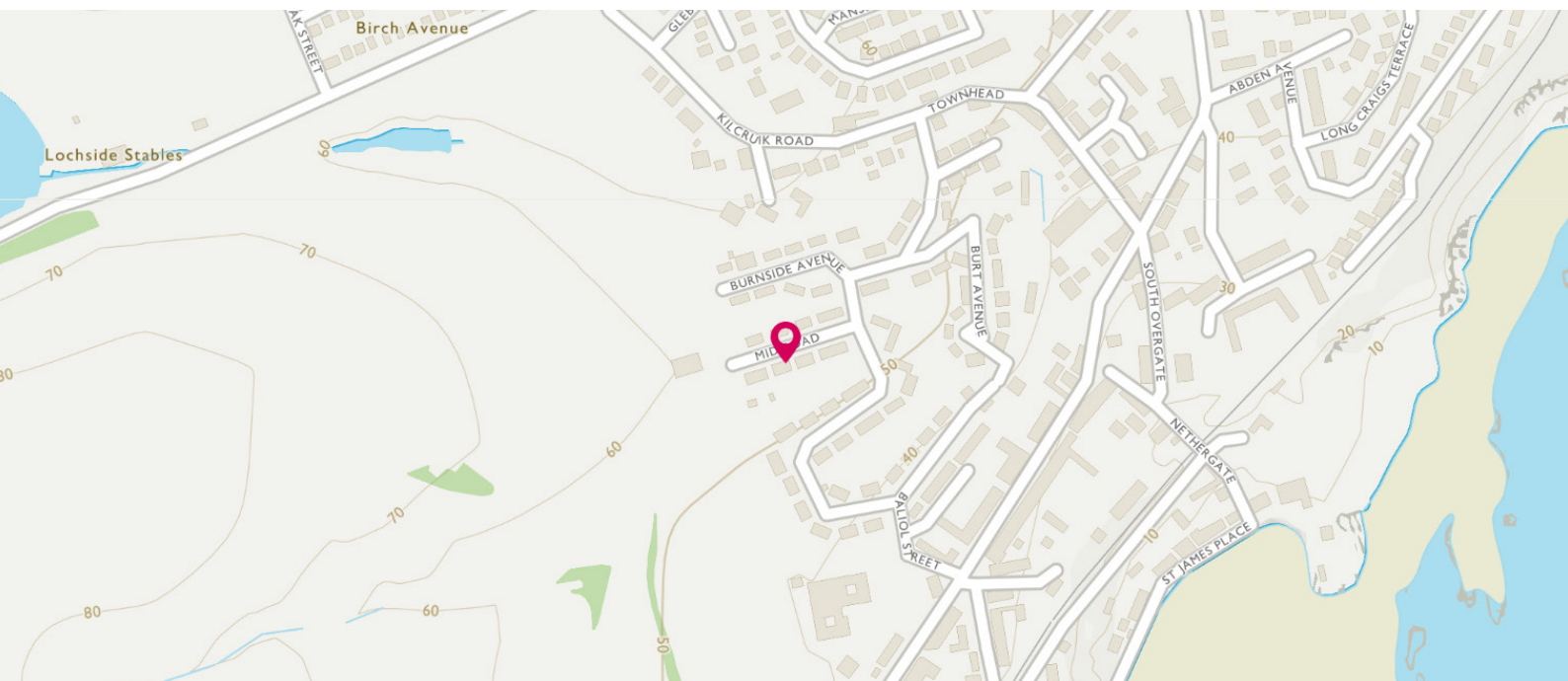
Approximate Dimensions (Taken from the widest point)

Lounge	4.71m (15'5") x 3.89m (12'9")
Kitchen	3.89m (12'9") x 3.45m (11'4")
Bedroom 1	3.82m (12'6") x 3.66m (12')
Bedroom 2	3.82m (12'6") x 2.57m (8'5")
Bathroom	1.58m (5'2") x 1.48m (4'10")

Gross internal floor area (m²): 63m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, window dressings and white goods.



THE LOCATION

Kinghorn is a popular seaside town that 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.



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