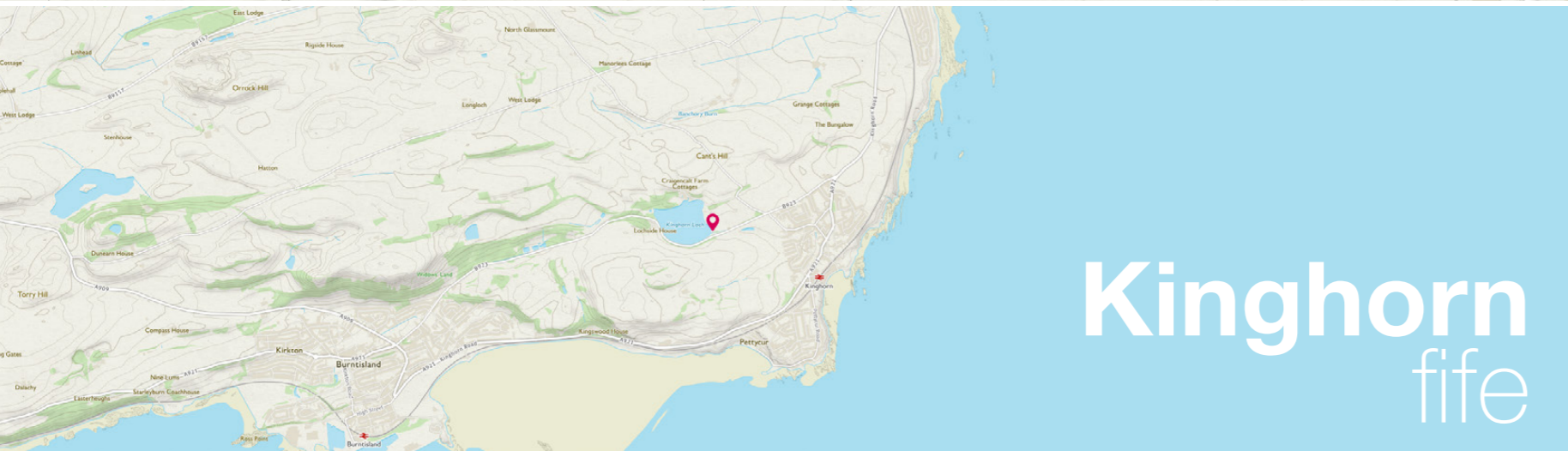
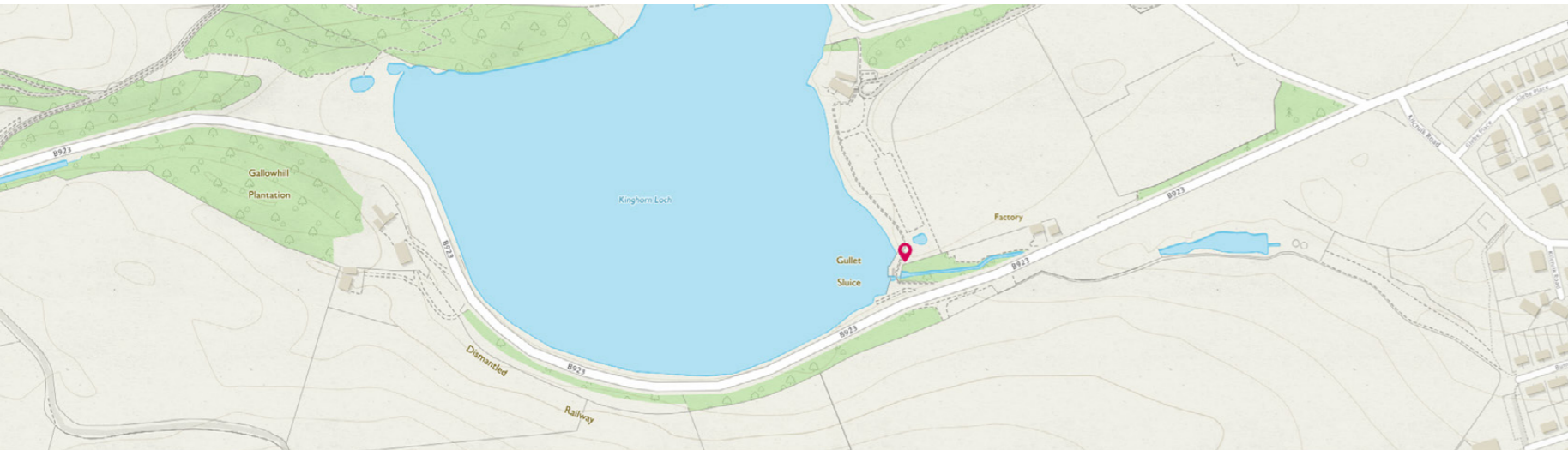




**3 LOCHSIDE STABLES, KINGHORN,
BURNTISLAND, FIFE**



Kinghorn fife

An exciting new development of three sleek, contemporary homes. Views of Loch Kinghorn and the surrounding countryside.

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 which is only a five minute 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 and to the south.





3 lochside stables

kinghorn

Part Exchange is available. With outstanding views over Kinghorn Loch, this exciting new development of three sleek, contemporary homes has been finished to the highest standard.

There are two house types, both have five bedrooms. There are garages with all homes, Plots One and Two have integral double garages.

Number three is the first to be released providing a

stunning family home sitting in a prominent position. The accommodation is spread over two floors adding to the charm and appeal with flexible accommodation configurations. Of note in the living space, designed for modern family living, with a gloss kitchen incorporating a large island breakfast bar, tiled floor, and led lighting at floor level. Sliding doors open to one side of the garden. Triple aspect doors and windows ensure this home is flooded with natural light. Open plan to the kitchen is the spacious and elegant lounge with bi-fold doors extending

the living space into the garden towards the Loch. A snug is found just off the kitchen. On the ground floor is also bedroom five with en-suite shower room, utility room, guest cloakroom with WC, and spacious entrance hall. The upper floor is reached by a floating, walnut staircase in keeping with the modern design of this home. The master bedroom includes an en-suite shower room and sliding doors to the large, decked balcony with glazed balustrade. Three more bedrooms, bedroom two with en-suite, a study, or home office, and the family bathroom.

Specifications

Fixtures and fittings:

- Underfloor heating on the ground floor along with a wood burning stove in the main lounge.
- Walnut doors and facings
- Choice of kitchen with high-quality appliances
- Fully fitted utility room
- Wood burning stove in the lounge
- Gas boilers
- A choice of bathroom suite and tiles from one of our ranges
- Floating walnut staircase.
- Bi-fold doors in the lounge.

External finishes:

- Seasoned and treated wood cladding mixed with a smooth render.
- Balcony deck with glazed balustrade.
- Large garage

Reservation and Offers

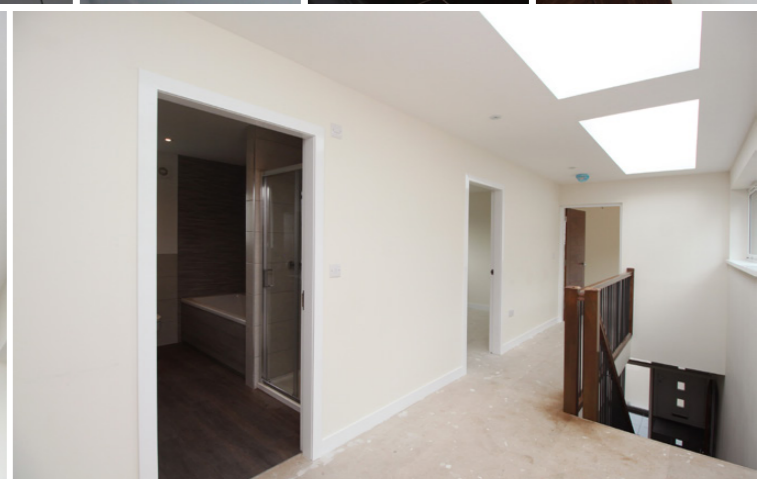
All offers should be submitted to McEwan Fraser Legal.

Viewing

Viewing is strictly by appointment through McEwan Fraser Legal.

Please call and discuss available incentive.

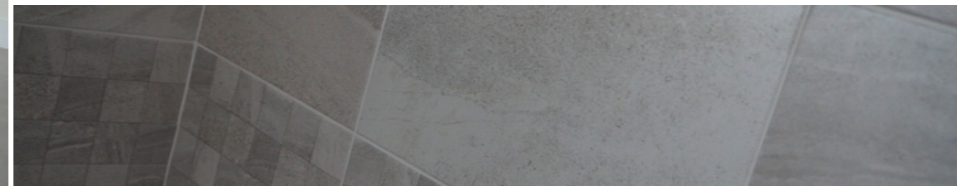
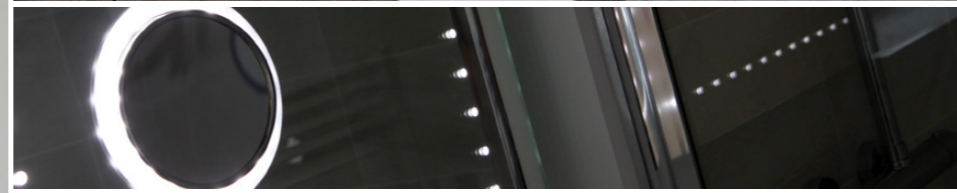




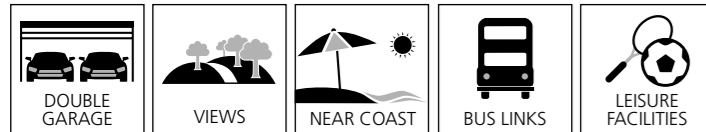


“...triple aspect doors and windows ensure this home is flooded with natural light...”









specifications

layout and dimensions

Approximate Dimensions (Taken from the widest point)

Lounge	7.30m (23'11") x 7.00m (23')
Kitchen	6.70m (22') x 5.30m (17'5")
Snug	2.85m (9'4") x 2.50m (8'2")
Study	1.85m (6'1") x 1.80m (5'11")
Utility Room	2.80m (9'2") x 2.80
Bedroom 1	5.25m (17'3") x 4.15m (13'7")
En-Suite 1	1.50m (4'11") x 2.70m (8'10")
Bedroom 2	4.95m (16'3") x 4.00m (13'1")
En-suite 2	3.65m (12') x 1.75m (5'9")
Bedroom 3	4.70m (15'5") x 3.05m (10')
Bedroom 4	4.00m (13'1") x 3.10m (10'2")
Bedroom 5	3.50m (11'6") x 3.50m (11'6")
En-Suite 3	3.50m (11'6") x 1.50m (4'11")
WC	2.15m (7'1") x 2.00m (6'7")
Bathroom	3.10m (10'2") x 2.35m (7'9")
Garage	6.35m (20'10") x 5.75m (18'10")

Gross internal floor area (m²): TBCm²

EPC Rating: TBC






Solicitors & Estate Agents

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**Part
 Exchange
 Available**

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 Photographer



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