



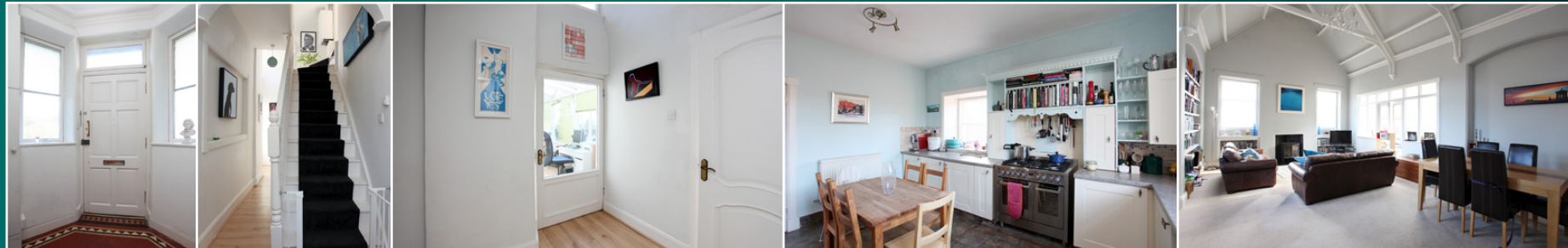
  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14 MacDuff Crescent**

KINGHORN, BURNTISLAND, FIFE, KY3 9RE



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.

14 MacDuff Crescent is a unique

and wonderful listed building, family home, well located in the costal town of Kinghorn. It was also an old golf club house. On entering the property you can see how much space and flexibility the property has.

The property has been well maintained by the current owners and is in move in condition. There is a welcoming reception hall with stairs leading to the upper level and the modern family

shower room is located on this level. The lounge is large and has many configurations with feature windows flooding the room with natural light. French doors lead you directly to the spacious conservatory. The kitchen is to the rear with a range of floor and wall mounted units and there is a separate utility room. The master bedroom is also located on this level.

To the upper level, there are two

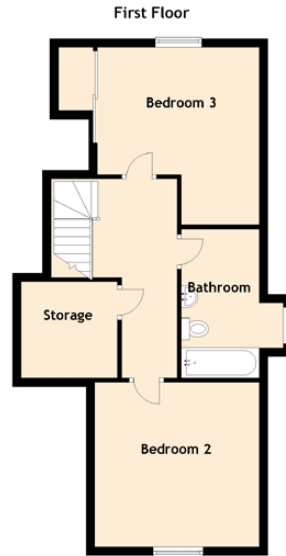
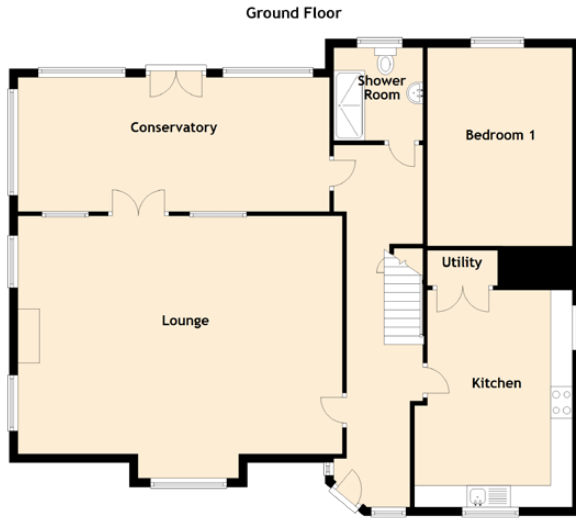
good sized bedrooms and a large storage cupboard. The four piece family bathroom completes the accommodation internally. Gas central heating has been installed throughout and ample parking is provided by a lengthy driveway.

The gardens have been maintained and are low maintenance. A stone wall surrounds the gardens ensuring a child and animal friendly environment.

# 14 MACDUFF CRESCENT KINGHORN, BURNTISLAND, FIFE, KY3 9RE



# SPECIFICATIONS / FLOOR PLAN & LOCATION

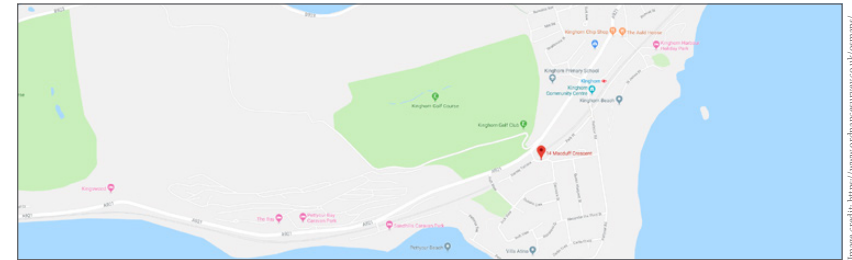


## Approximate Dimensions (Taken from the widest point)

Lounge	7.50m (24'7") x 5.50m (18'1")
Conservatory	7.20m (23'7") x 3.10m (10'2")
Kitchen	4.75m (15'7") x 3.35m (11')
Bedroom 1	5.50m (18'1") x 3.35m (11')
Bedroom 2	3.80m (12'6") x 3.80m (12'6")
Bedroom 3	3.77m (12'4") x 3.25m (10'8")
Bathroom	3.44m (11'3") x 1.80m (5'11")
Shower Room	2.10m (6'11") x 1.85m (6'1")

**Gross internal floor area (m2) : 127m<sup>2</sup> // EPC Rating : C**

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



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