




McEwan Fraser Legal
Solicitors & Estate Agents
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34 Pettycur Road
KINGHORN, FIFE, KY3 9RL



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.



34 PETTYCUR RD

34 Pettycur Road is very well presented throughout and has many traditional victorian features and is a truly unique Lower villa in walk-in condition. The property has wonderful sea views of the Firth of Forth and beyond.

The property has its own main door access into the vestibule which in turn leads to the sizable bright reception hallway complete with original flooring. The formal lounge is beautifully decorated and has a bay window immediately drawing your eye to the sea views with victoria high ceilings, decorative cornice, original shutters and feature fireplace. The kitchen is very stylish with modern high gloss units and includes an oven, hob, extractor, integrated fridge freezer and storage cupboard which could be used as a utility area. The family bathroom is a good size and comprises of a bath with shower, heated towel rail, and vanity unit.

There are three spacious bedrooms all of good proportions with ample space for free-standing furniture if required. A fourth bedroom or office completes the accommodation on offer internally.

The rear gardens are private and fully enclosed offering a safe environment for children and animals.

This completes the accommodation on offer. Gas central heating has been installed throughout. There is also ample on-street parking available.



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.30m (14'1")
Kitchen	4.40m (14'5") x 3.10m (10'2")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.00m (6'7")
Dressing Room	3.30m (10'10") x 2.50m (8'2")
Bathroom	3.10m (10'2") x 1.90m (6'3")

Gross internal floor area (m²): 101m²

EPC Rating: D

Extras (Included in the sale): Blinds and window dressings.

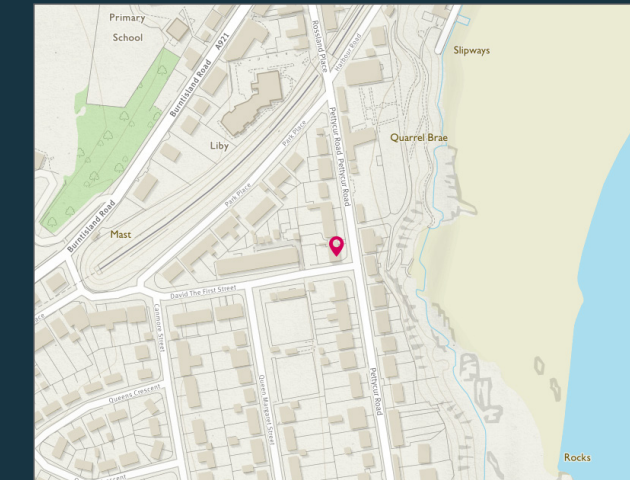


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