

32 Pettycur Bay

KINGHORN, BURNTISLAND, KY3 9SB



Wonderful five bedroom home with panoramic views situated just a stones throw away from the entrance to Pettycur Bay Beach



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We are delighted to offer to the market this superb, five-bedroom, detached house with the added bonus of a converted garage, situated just a stones throw away from the entrance to Pettycur Bay Beach. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home. Once inside, you will be greeted with a first-class specification.

THE MASTER BEDROOM



In more detail, the accommodation comprises; Entrance vestibule with stairs leading to the hallway with access to all rooms on this level. The ground level offers access to four large double bedrooms, with the master featuring a mirrored walk-in wardrobe, a dual aspect and views of the beach. There is also access to the rear gardens. A contemporary tiled four-piece family bathroom with a shower completes the impressive accommodation on this level.

LOWER BEDROOM 2



LOWER BEDROOM 3



LOWER BEDROOM 4 & THE BATHROOM





Journey upstairs to the impressive lounge with a dual aspect and a large picture window displaying views of the Firth of Forth and across to Edinburgh, flooding the room with natural light there is access to the balcony for those summer evenings. This area is sure to become the 'hub' of the home and the perfect place to unwind.

THE LOUNGE & BALCONY





THE KITCHEN/DINER



The kitchen/breakfast area has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. The dining area has ample space for a table and six chairs for a more formal dining experience with friends and family.



The 5th bedroom, previously used as the master, is also on this level and is a good sized room offering a stylish en-suite shower room.

BEDROOM 5

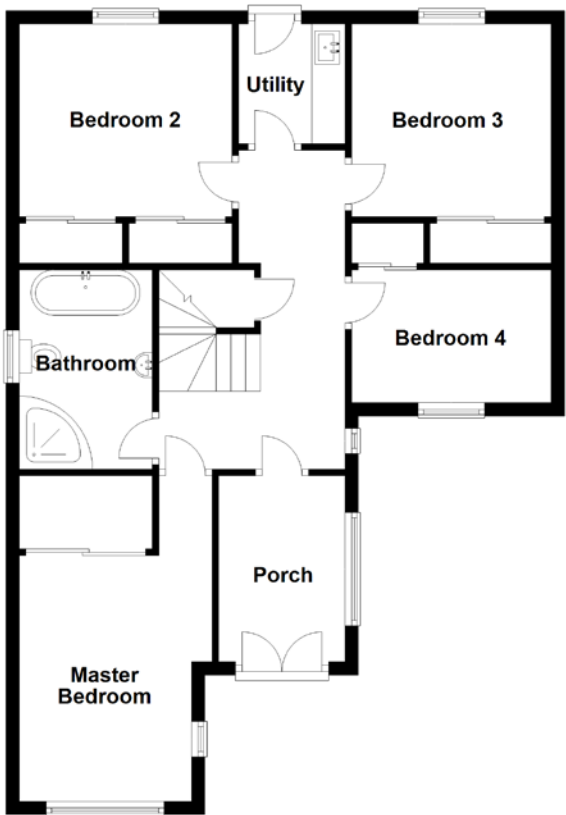


There are well-tended rear gardens. To the front of the property, there is a large drive with space for at least three cars with side access to rear garden. The rear garden is fully enclosed with views over the hillside. The patio area leading up to lawned area is perfect for children and further steps up to the decked area with summerhouse. Perfect for summer evenings. The high specifications of this family home also benefit from double glazing and gas central heating throughout.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

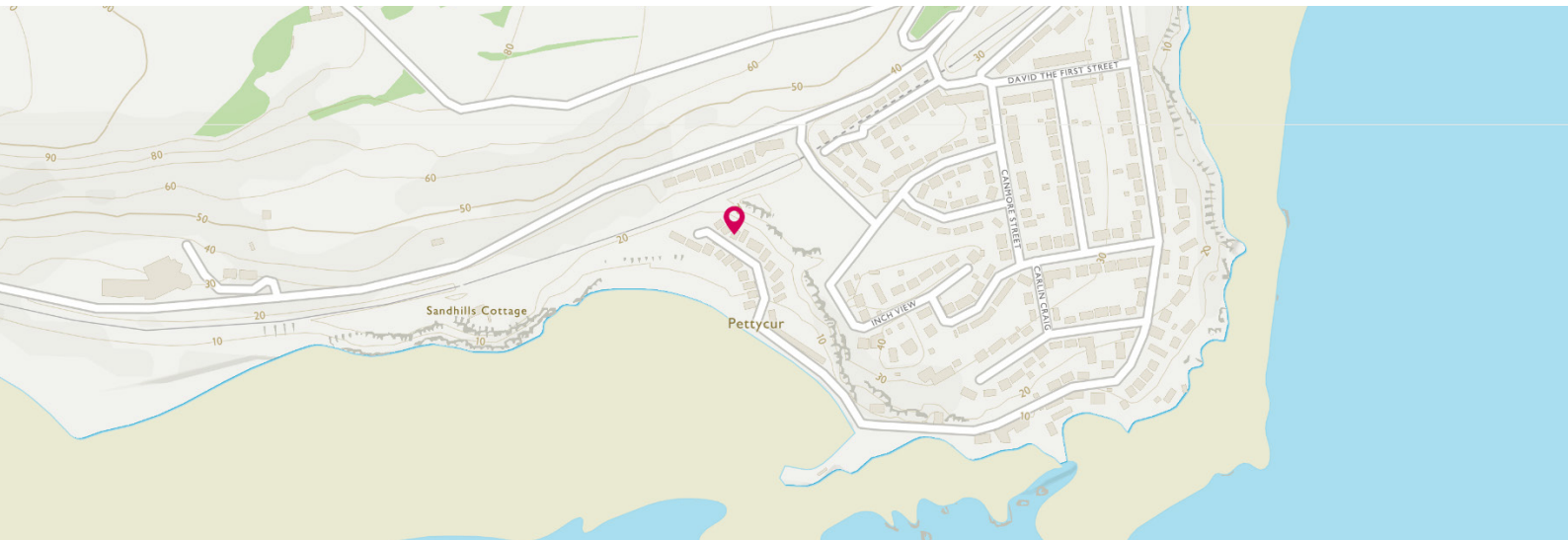
Porch	2.80m (9'2") x 1.80m (5'11")
Master Bedroom	4.90m (16'1") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bedroom 4	3.00m (9'10") x 2.00m (6'7")
Bathroom	3.00m (9'10") x 2.00m (6'7")
Utility	1.80m (5'11") x 1.60m (5'3")

First Floor

Lounge	4.90m (16'1") x 3.80m (12'6")
Balcony	2.59m (8'6") x 2.00m (6'7")
Kitchen/Diner	5.90m (19'4") x 5.70m (18'8")
Bedroom 5	3.60m (11'10") x 2.90m (9'6")
En-suite	2.00m (6'7") x 2.00m (6'7")
WC	1.80m (5'11") x 1.20m (3'11")

Gross internal floor area (m²): 136m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, integral appliances, dishwasher, fridge freezer, oven and hob.



THE LOCATION

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.



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