

# 29 Abden Avenue

KINGHORN, BURNTISLAND, KY3 9TQ



*Immaculately presented, four-bedroom, family villa, there are sea views from some parts of the house and garden*



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McEwan Fraser Legal is delighted to offer to the market this desirable detached villa that has been cleverly extended to create a fabulous family home.

# THE LOUNGE



Did we mention the sea views? The ground floor holds a spacious and elegant lounge with a window to the front garden.

# THE KITCHEN/DINER



The family room is open plan to the dining room and kitchen. This space flows nicely to create a comfortable living area with patio doors to the garden. The utility room is well equipped and a door from here opens to the wet-room shower with a wash hand basin. There is a separate guest cloakroom.





# THE UTILITY & WET ROOM





The upper floor offers four bedrooms and a family bathroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



# BEDROOM 4 & VIEW

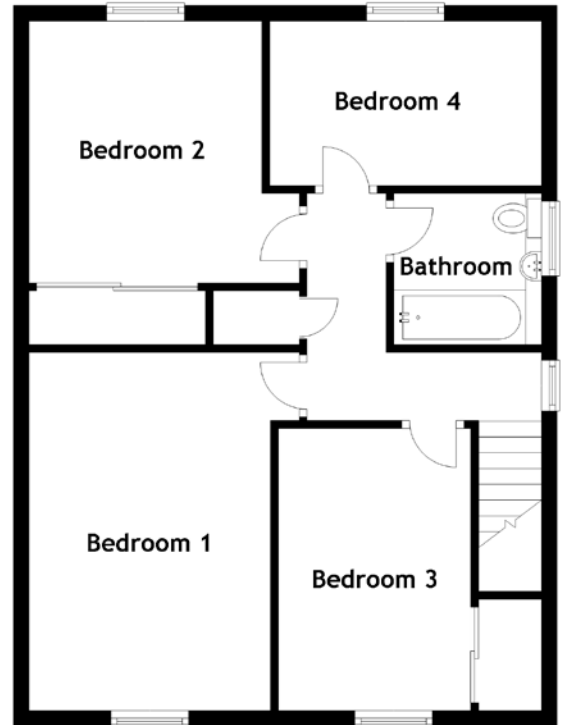
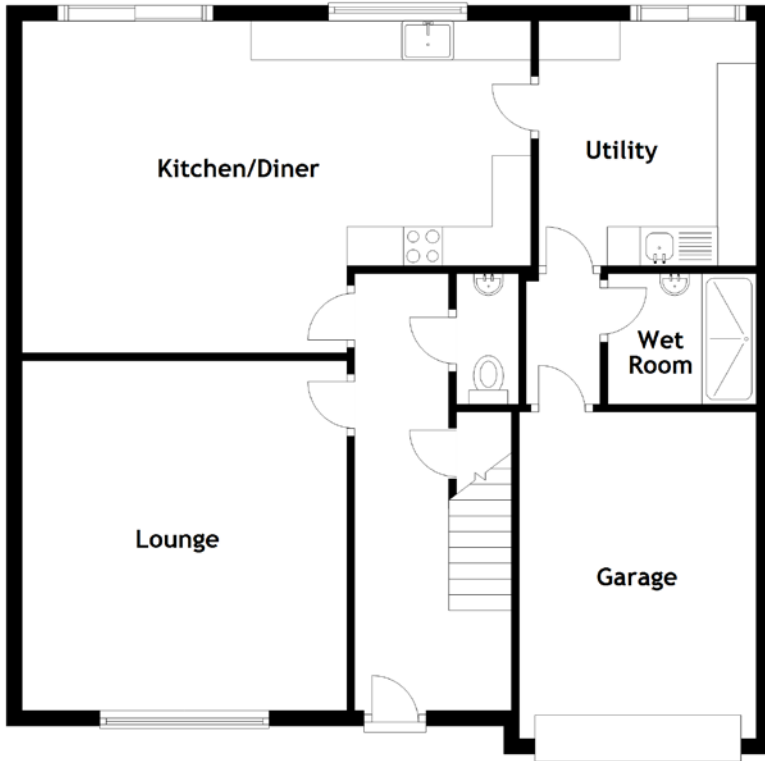


Externally there is a garage, a drive and beautifully presented gardens. This is a desirable home in a sought-after location. Be quick!

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

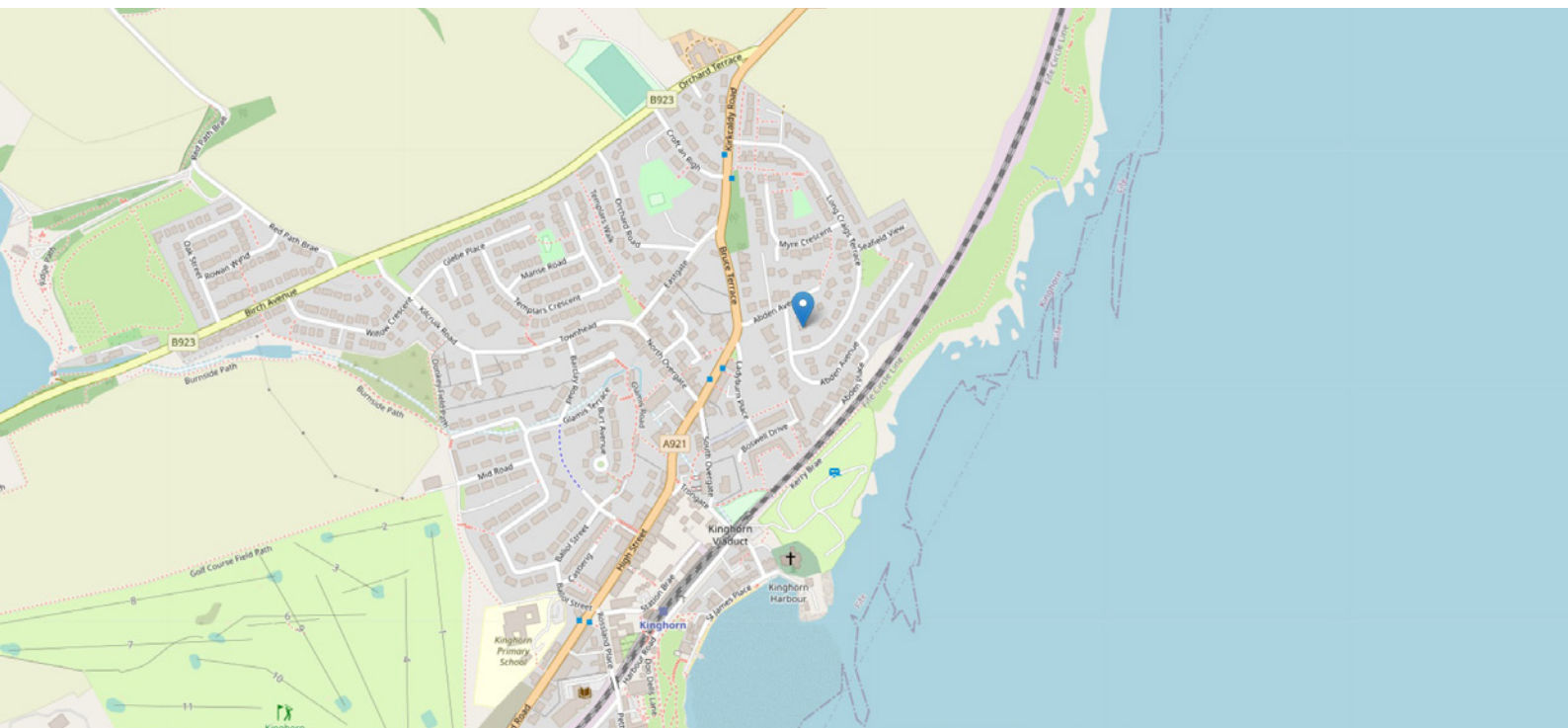


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.18m (13'9")
Kitchen/Diner	6.55m (21'6") x 4.27m (14')
Utility	3.15m (10'4") x 2.80m (9'2")
Wet Room	1.91m (6'3") x 1.68m (5'6")
Bedroom 1	4.61m (15'1") x 3.48m (11'5")

Bedroom 2	3.48m (11'5") x 3.37m (11'1")
Bedroom 3	3.63m (11'11") x 2.48m (8'2")
Bedroom 4	3.50m (11'6") x 2.12m (6'11")
Bathroom	2.05m (6'9") x 1.90m (6'3")
Garage	4.20m (13'9") x 3.05m (10')

Gross internal floor area (m<sup>2</sup>): 135m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

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.





# PETTYCUR BAY

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 only a few minutes 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 to the south.



**McEwan Fraser Legal**

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