



Morgans

PROPERTY

17c Burntisland Road, Kinghorn, KY3 9TT

Fixed Price £289,000







Back on the market due to a break down in a chain, stunning top floor luxury penthouse apartment with fabulous views over the beach towards Edinburgh. The property is a credit to the present owners with quality fixtures and fittings throughout and offers a bright and spacious easy to maintain home with well maintained communal gardens and private residents parking. The subjects briefly comprises secure private entrance up to hallway with ample storage, breakfasting kitchen, lounge with dining area featuring spectacular elevated views looking across Pettycur Bay beach. Master bedroom and guest bedroom both with en-suites, two further bedrooms and four piece family bathroom (utility cupboard within bathroom). Attic. This contemporary property is part of a highly regarded modern development, comprising a three storey block of six properties with this being the only four bedroom apartment. It is set in the heart of the seaside town just a stroll from the High Street. The property is double glazed with gas central heating, benefits from two private parking spaces and communal drying green.





LOCATION

The property is situated within the popular coastal town of Kinghorn and is well placed for access to local railway station. This apartment has open views over the golf course, cemetery and Firth of Forth. This popular seaside village 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 and a golf course. Kinghorn also sits on the main Edinburgh to Dundee rail link.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

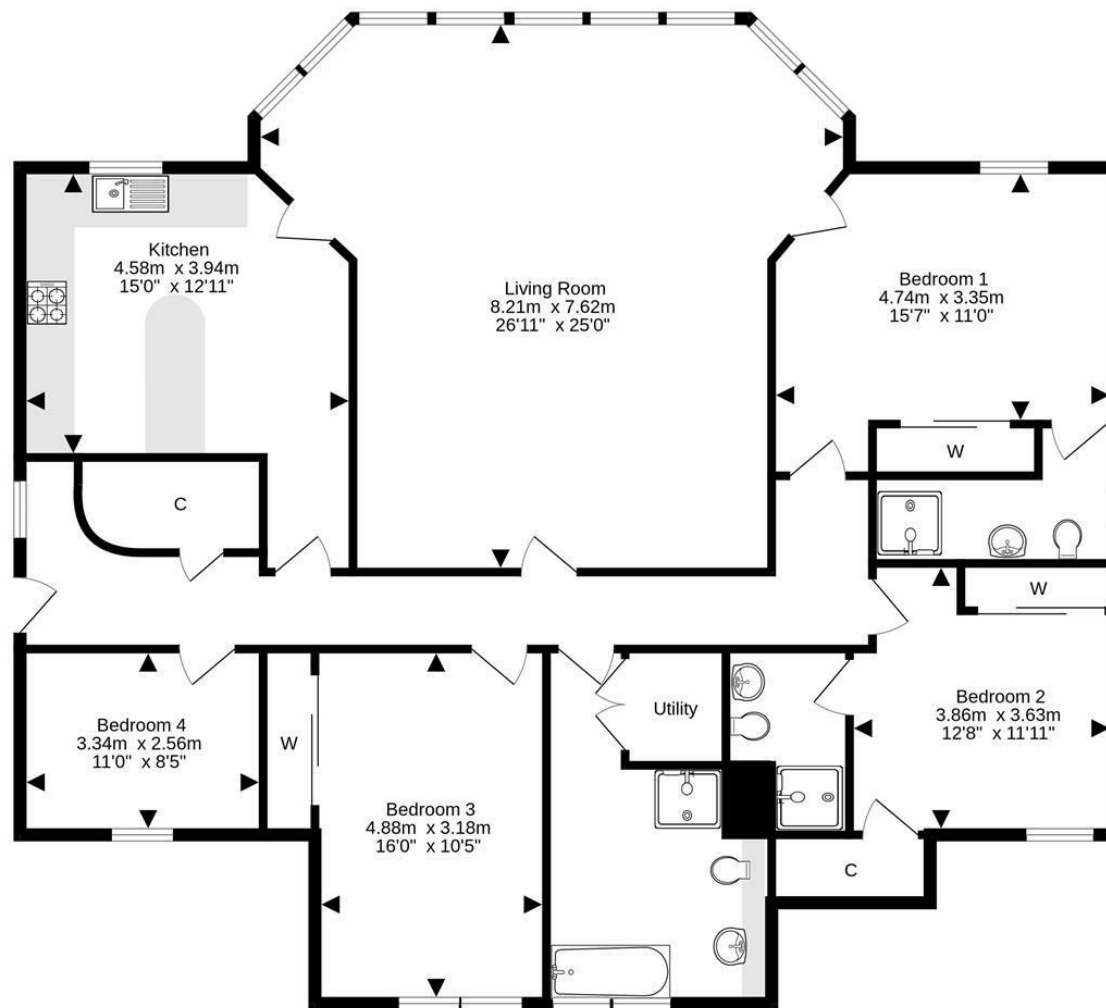
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.











For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.