

**Morgans**

PROPERTY

17c Burntisland Road, Kinghorn, KY3 9TT

Offers Over £310,000







Absolutely 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 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). 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 private attic storage, 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 excellent outdoor activities with golf, bowling and sailing clubs. 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.







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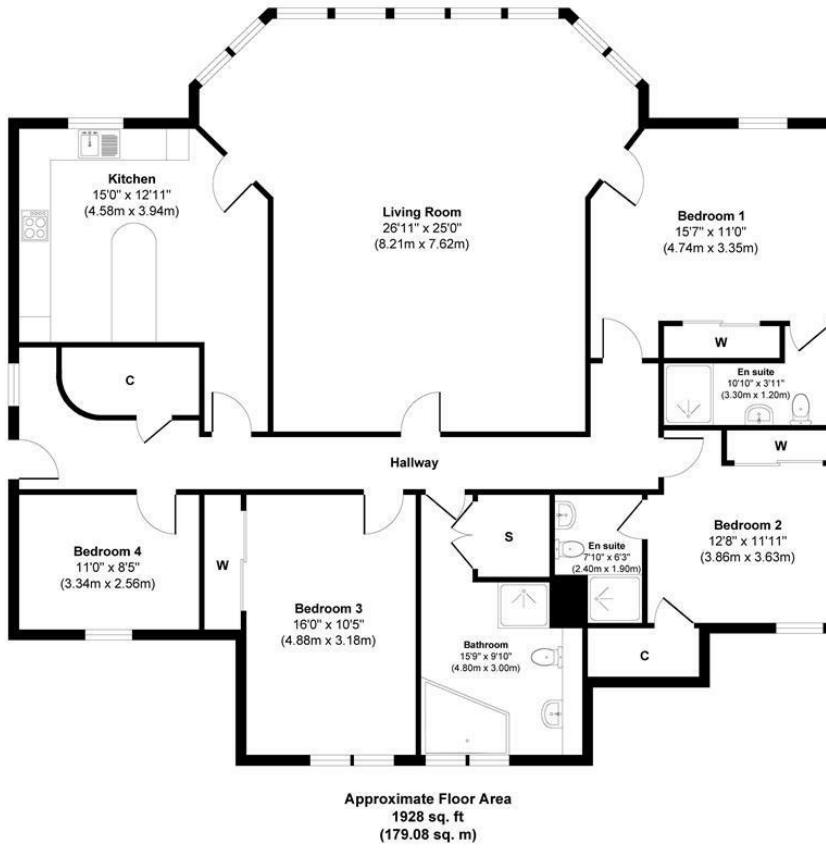
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9<sup>A</sup><sub>M</sub> MEDIA

**Approx. Gross Internal Floor Area 1928 sq. ft / 179.08 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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