



## 1 Inchview Apartments Burntisland Road, Kinghorn, Fife, KY3 9RR

Immaculately Presented and Spacious, Three-Bedroom, Main Door Upper Villa

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# Property Description

Immaculately presented and spacious, three-bedroom, main door upper villa, forming part of a stone-built, period conversion. Located close to the waterfront, in the heart of the historic Royal Burgh of Kinghorn, on the Fife Coastal Tourist route.

Comprises an entrance hall and stairway, a hall, a living room, with a south-facing balconette, a kitchen, three double bedrooms and a family bathroom.

An exceptional opportunity, offering a home, in move-in condition, or a superb buy-to-let investment, providing a perfect base for exploring Fife and beyond.

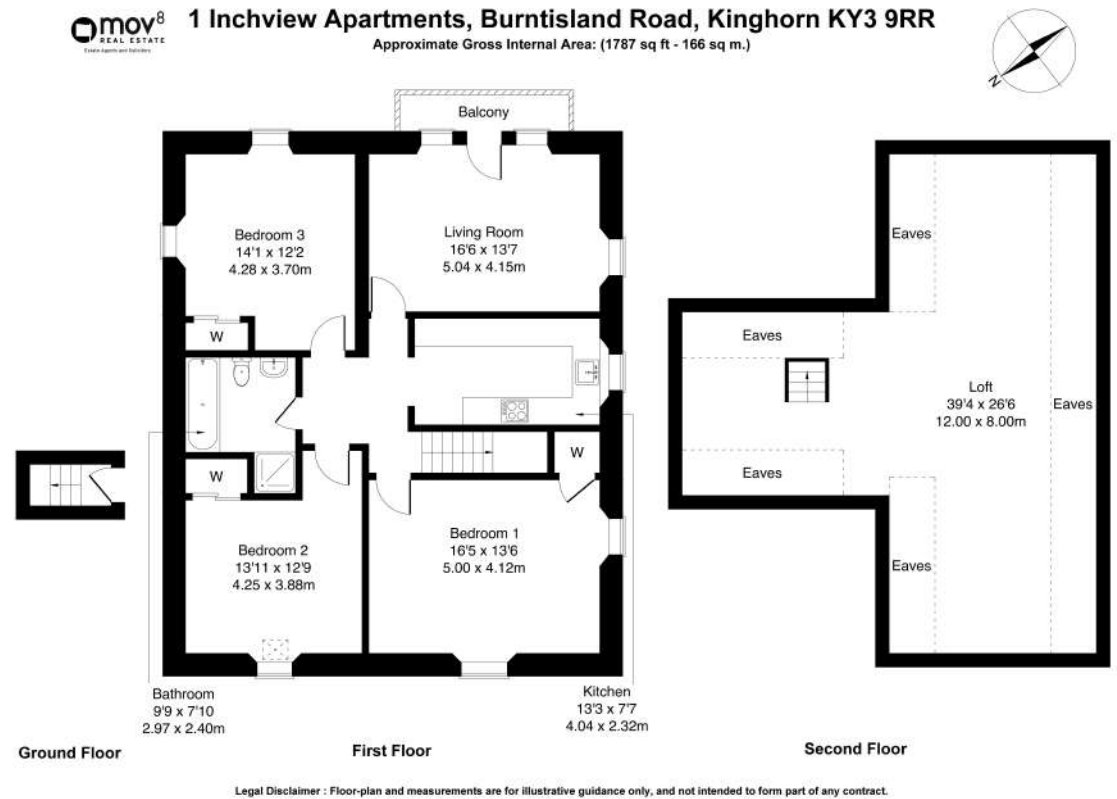
Highlights include a high-spec kitchen, with a full range of appliances, a stylish four-piece bathroom, contemporary spotlighting and high-quality flooring. With tasteful, contemporary decor throughout, HIVE gas central heating, double glazing and superb storage, including a generous loft with previous planning permission.

Two allocated parking spaces are provided in an off-street residents' car park, whilst train and bus connections are located close by.

A welcoming central reception hall is reached by a bright, carpeted staircase, finished with light, neutral decor. Leading off the hall, a living room is flooded with natural light from dual-aspect glazing and opens onto a balconette, affording south-facing open views. The stylish reception room offers a comfortable setting and a spacious versatile floor plan for both lounge and dining furniture, if desired. Next door, a kitchen is fitted with high-end units and worktops, whilst a range of appliances includes an induction hob, integrated oven, microwave, fridge/freezer, dishwasher, washing machine and a freestanding dryer.

The flat's three bedrooms are carpeted for comfort and continue the generous proportions and tasteful styling of the living space. All three maximise floor space with built-in wardrobe storage. Currently arranged as a dining room, bedroom three has a dual aspect and open views towards the Firth of Forth and demonstrates great versatility, with options for use.

Completing the accommodation, a good-sized bathroom comprises a four-piece suite, including a separate shower cubicle, vanity storage, a chrome, ladder-style radiator and tiled splash walls.



## Area Description

Kinghorn is a popular seaside town which lies on the golden coastline between Burntisland and Kirkcaldy. It has local shopping facilities to suit everyday requirements with more extensive shopping, educational and recreational facilities available at nearby Kirkcaldy. Further amenities in Kinghorn include its own primary school, library, doctors and dentist surgeries, tennis, sailing and bowling clubs and a community centre. The area is ideal for walkers with the Fife Coastal Path and a local nature reserve on the doorstep. There are two highly regarded beaches, an

eighteen-hole golf course, with a swimming pool and restaurant at Pettycur Bay. A twenty-minute drive from the M90 and on to major motorway networks to the north, south and The Forth Bridges leading to Edinburgh, Kinghorn is ideally situated for the commuter. There is also a very regular bus service, as well as a half-hour train service to Edinburgh from Kinghorn Railway Station.







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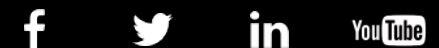
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