



BURNTISLAND ROAD KINGHORN | OFFERS IN EXCESS OF £218,000

07809 330678

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# BURNTISLAND ROAD

## KINGHORN

£218,000

Nestled on Burntisland Road in the charming village of Kinghorn, this delightful flat offers a unique blend of comfort and stunning natural beauty. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

One of the standout features of this flat is the breathtaking views of Pettycur Bay, which can be enjoyed from various vantage points within the home. The picturesque scenery creates a serene atmosphere, allowing residents to unwind while taking in the beauty of the sea. Although the property is situated in a secluded area, it benefits from sunny moments that enhance the overall appeal of the living space.

With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly managed. This flat is not just a home; it is a sanctuary where one can appreciate the tranquility of coastal living while being close to local amenities.

### Situation

Nestled in a truly beautiful location, this charming home sits in the heart of a delightfully small and peaceful village. With its close-knit community, unspoiled surroundings, and timeless tranquility, it offers a rare opportunity to enjoy rural living at its most authentic. Whether you're seeking a slower pace, a weekend retreat, or a place to call home, this hidden gem promises serenity, character, and a setting that never disappoints.

### Description

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a 3 bedroom Apartment with two bathrooms (one en-suite, one jack and jill).

This flat is 1216 sq. ft with double glazing throughout and spectacular angular windows to the front of the property providing a beautiful view of the sea and beach. The open plan setting has an island with cupboards, once again, looking out to the sea. A dishwasher, washing machine and fridge freezer are in situ. There exists a large storage space which stores the tumble drier and space for lots of gadgets as required. Significant cupboard space including spice rack and tall cupboard containing boiler.

### Lounge and kitchen diner

A spacious open-plan lounge, kitchen and dining area, thoughtfully arranged with a central island anchoring the kitchen. The bay views create a stunning backdrop, filling the room with light and making it an inviting setting for dining and entertaining.

The kitchen consists of significant cupboard space plus all appliances, ie dishwasher, washing machine, tumble driver and large fridge freezer.

### Bedrooms

The property offers three generously sized bedrooms. The master bedroom is complemented by a large bathroom featuring a walk-in shower. Across the hallway are two further bedrooms:

one is a spacious double with direct access to the Jack-and-Jill bathroom, which includes both a jacuzzi bath and a separate shower. The third bedroom is also a double and includes mirrored wardrobes. All bedrooms benefit from mirrored wardrobe space, adding a refined finishing touch.

### Garden Grounds

The garden grounds are communal and accessible from the car park area (near bin storage area). There is space for rotary drier at the rear of the property if desired. The views from the garden area are stunning. The car park has dedicated space for each apartment with several spaces for visitor parking.

### Key Features

- DG and GCH
- Beautifully proportioned Ground floor apartment
- Secure bin area and dedicated car parking
- Generous Lounge With Feature Angular windows
- Superb Fitted Kitchen With Dining island
- Storage cupboard containing tumble drier and expansive space
- Stylish Bathrooms
- Master Bedroom En-Suite Bathroom with En-suite walk-in shower room
- 2 Further Double Bedrooms (One With Jack and Jill Shower Room)

### Want to arrange a viewing?

Viewing by appointment, please call Lynda Wilson, Amazing Results Estate Agent on 07809 330 678

### Want to know what your house is worth?

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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To view this property call **AMAZING RESULTS!™** on 07809 330678





Lynda Wilson

Professional Estate Agent

0800 999 1565 (office)  
07809 330678 (mobile)

lynda@AMAZINGRESULTS.com



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