

# 7 St. Clairs Court

KINGHORN, FIFE, KY3 9SW



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7 St. Clairs court is a beautifully presented first-floor flat set within a picturesque location. The property has been carefully maintained by the present owners and is in move-in condition.

Entrance to the building is via a security entry system to the front leading into a well-maintained communal hallway. The welcoming reception hall leads to the open-plan studio apartment. The lounge and kitchen area features a window to the rear maximizing the open outlook. The modern fitted kitchen has a full range of floor and wall-mounted units. The bedroom area is a good size and offers space for large wardrobes and has further windows with views to the front. The three-piece family shower room with a white suite and partial tiling completes the internal accommodation on offer.

The property further benefits from double glazing and gas central heating. There is off-street parking to the rear of the property.

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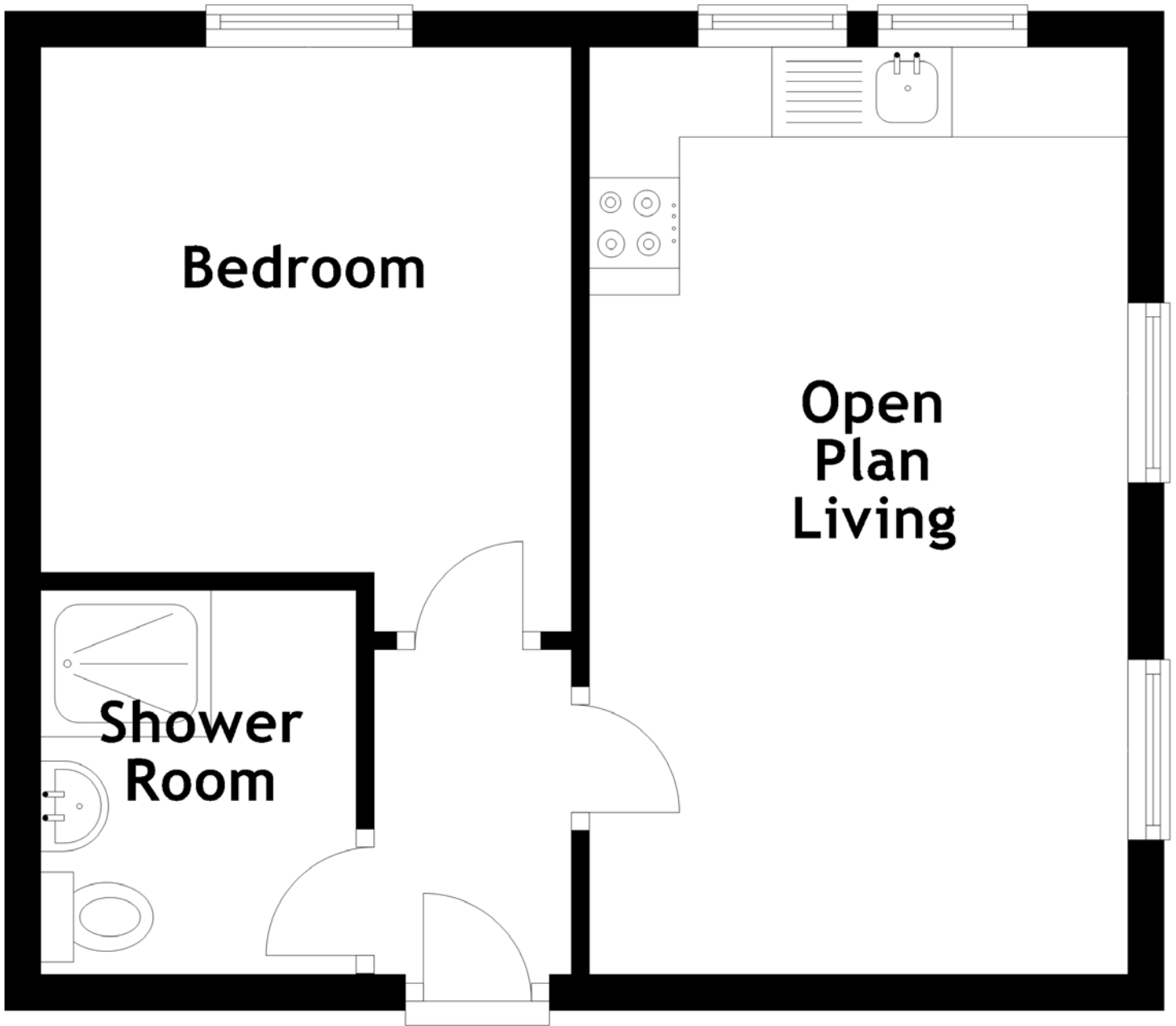




## The Bedroom







Approximate Dimensions

(Taken from the widest point)

Open Plan Living      5.15m (16'11") x 2.99m (9'10")

Bedroom                2.95m (9'8") x 2.92m (9'7")

Shower Room        2.13m (7') x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 31m<sup>2</sup>

EPC Rating: C





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. 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. There is a train 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.

## The Location



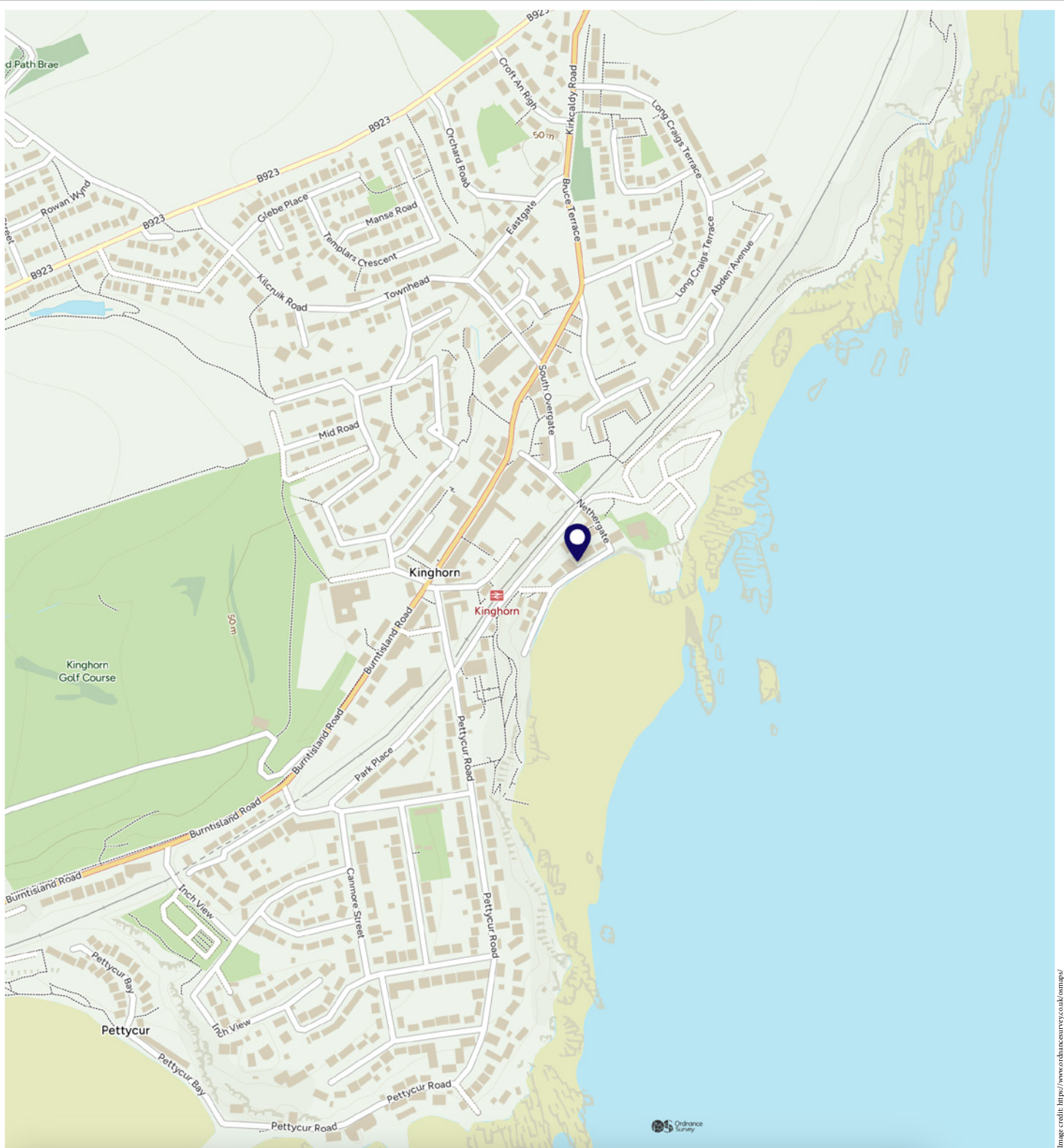


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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