

5 St Leonard's Court

KINGHORN, BURNTISLAND, FIFE, KY3 9TN



*SPACIOUS TWO BEDROOM
END TERRACED HOUSE*



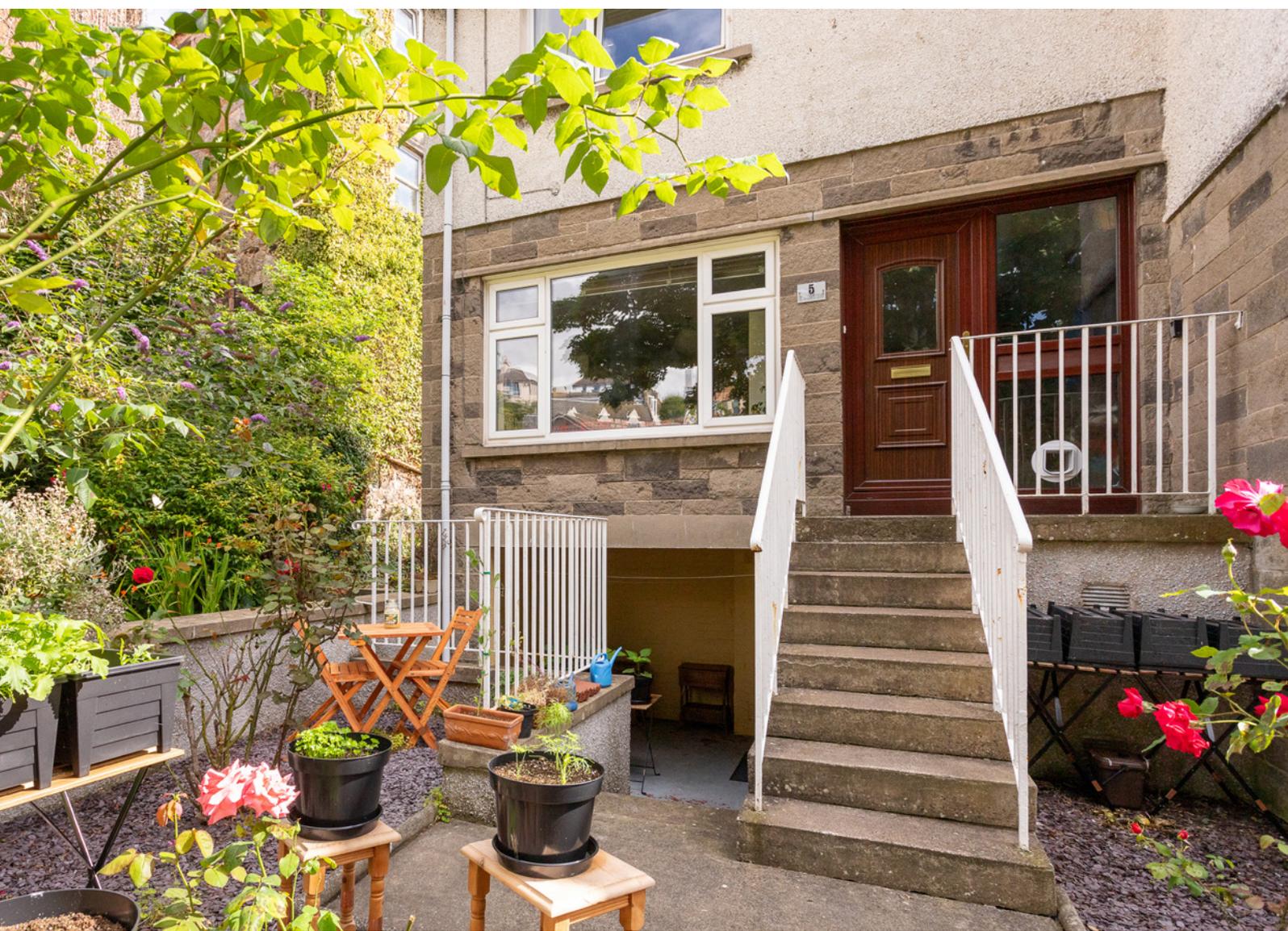
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McEwan Fraser Legal is delighted to present this two bedroom semi detached house in the popular town of Kinghorn. Situated just 10 minutes drive from Burntisland and Kirkcaldy.

Inside, the property comprises of a spacious living room which offers various possibilities for furniture arrangements. There is a fully equipped kitchen/dining room fitted with electric hob, fan oven and plenty of space for freestanding white goods appliances.

Situated upstairs there are two double bedrooms which include integrated storage. The house benefits from the three piece shower room on the first floor and a downstairs WC accessed off the main hallway.

In addition to this, the property includes a private drying area at basement level, bin store, cellar/store cupboard as well as a private garden, single garage, partially floored attic with Ramsay ladder access and central heating with double glazed windows, making for a warm and cost effective home, year round.

The Property







Bedroom 1

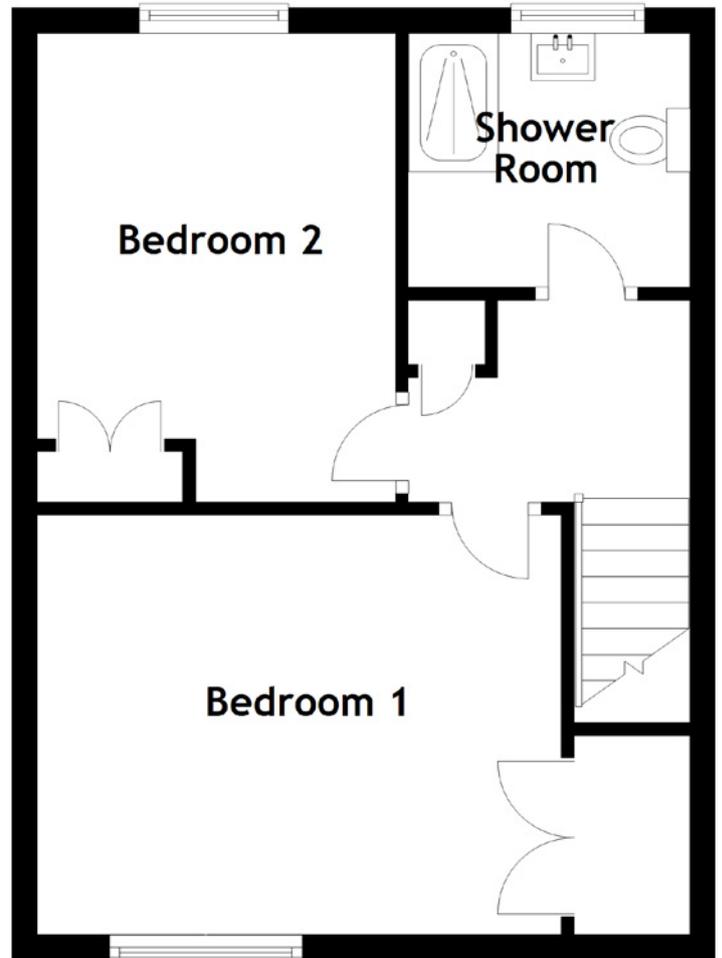
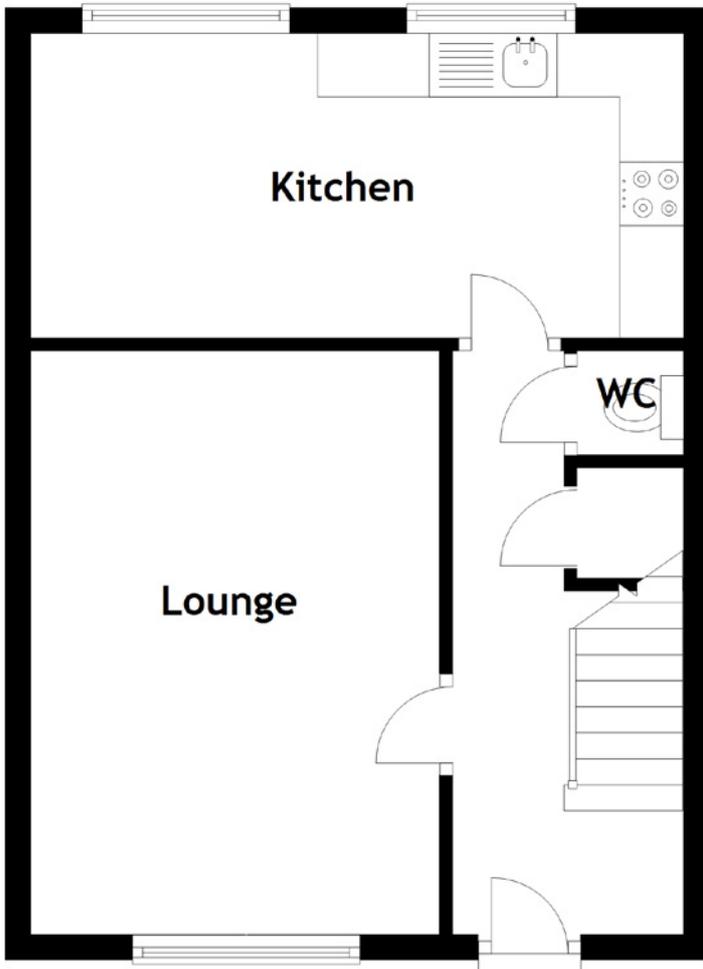




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	5.10m (16'9") x 2.40m (7'10")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.81m (9'2")
Shower Room	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 70m²

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. Close to the property, there is a 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

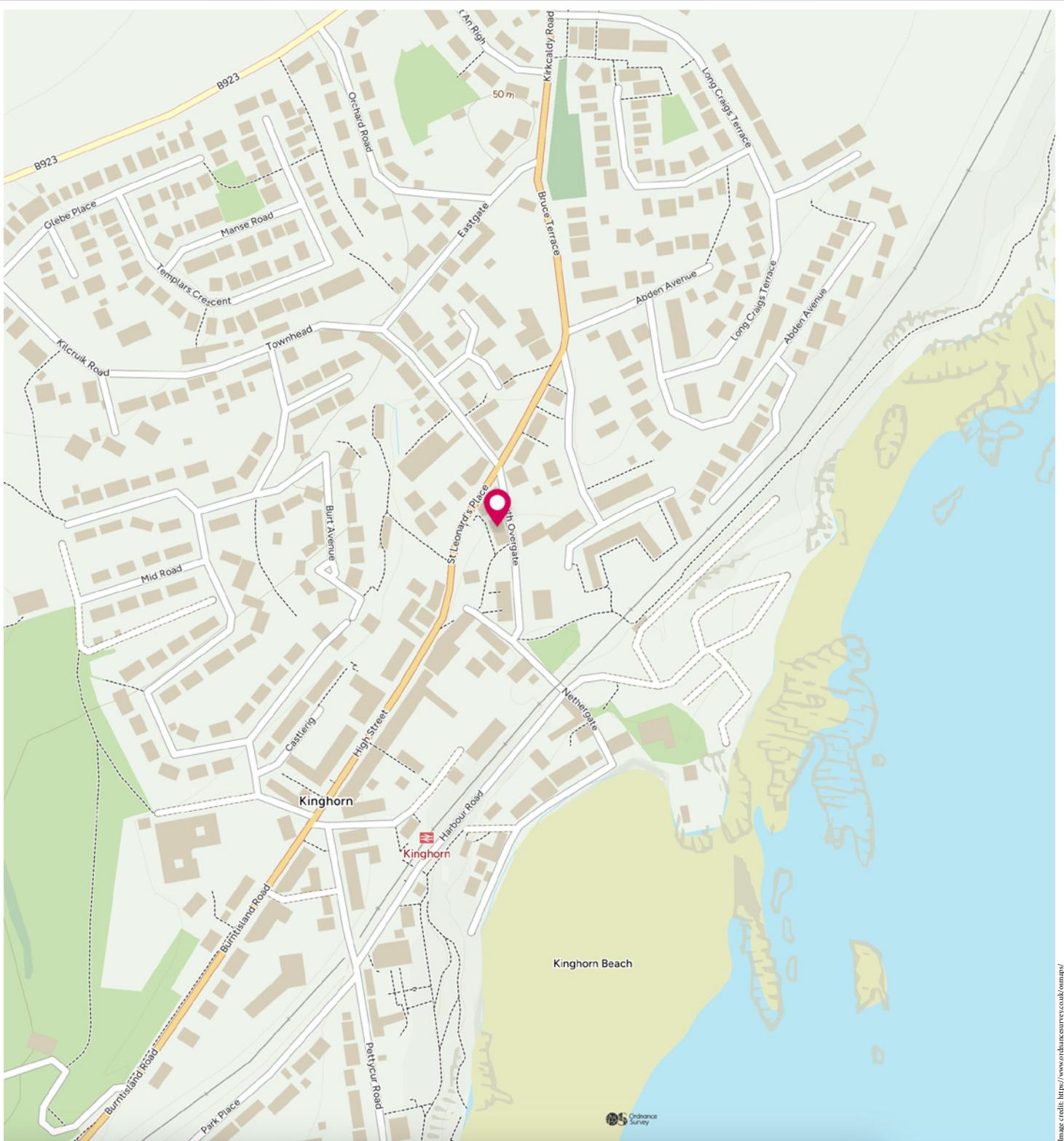


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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