










Offers Over
£300,000

13 Birch Avenue

Kinghorn | East Fife | KY3 9YN

Neilsons are delighted to offer to the market this impressive, well presented executive detached villa with private gardens, 3-car driveway and detached single garage. Forming part of an established modern development within the picturesque coastal village of Kinghorn, within easy reach of the delightful Kinghorn Loch and beaches connected by the Fife Coastal Path.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & detached garage
-  EPC Rating – C
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the professionals and growing families seeking a high standard of home in an excellent location and merits internal viewing to be fully appreciated. Enjoying a light and neutral interior throughout, the versatile accommodation comprises; entrance hallway with two piece WC apartment off. Glazed doors lead to the attractive and spacious front-facing lounge with feature fireplace incorporating the electric stove. The sizeable integrated kitchen/diner is a great space with French doors to the sunny south-facing rear garden. Fitted with a range of modern wall and base units with built-in 5-ring gas hob with hood, separate double oven and integrated dishwasher and fridge freezer. There is a handy pantry together with a utility cupboard with plumbing for washing machine with worktop and shelving above. Completing the downstairs accommodation is bedroom 5/home office with lovely open aspect to the front. Upstairs leads to the four generous bedrooms with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room with luxury Rainfall shower. The bathroom comprises of a white three piece suite with splashback tiling. In addition, there is a part floored attic with power and further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob/hood, double oven, integrated dishwasher and fridge freezer. The electric stove in lounge can be included if desired.

Gardens, driveway and garage

There is a well kept enclosed rear garden, enjoying a sunny south-facing aspect. Laid to lawn with raised flower beds to the borders. A monoblock driveway to side provides parking for 3 vehicles and leads to the single detached garage with up and over door, power and light.

Viewing

By appointment with Neilsons on 0131 625 2222.





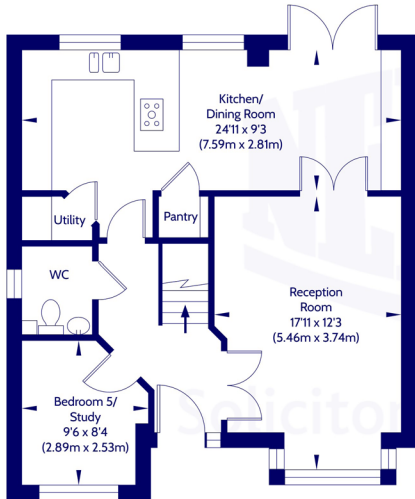
Location

The beautiful coastal village of Kinghorn has lots to offer! It has two beaches, a mainline railway station, primary school, bowling green and boasts its own 18-hole golf course. The town centre has many local amenities serving every day needs and the location is ideal for commuting, with easy access to Kirkcaldy and Dunfermline and the A92 is nearby, linking commuters with Scotland's major cities. The neighbouring coastal towns of Burntisland and Aberdour are a short drive off, along with fabulous beaches and leisure facilities at Pettycur Bay and the Beacon Leisure Centre. The property is situated on the edge of Kinghorn Loch, home to the Eco Centre with café and offers a wide variety of bird life and outdoor pursuits on the water. Many woodland and coastal walks are available in the area.

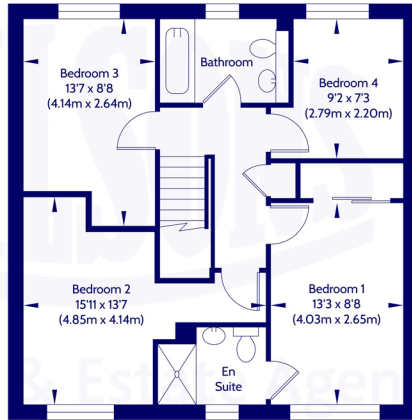




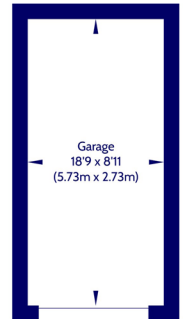
Approx. Gross Internal Floor Area 120.32 Sq M / 1295 Sq Ft.



Ground Floor



First Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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