



Solicitors & Estate Agents



Offers Over

£475,000

87 Pettycur Road

Kinghorn | Fife | KY3 9RP

A rare opportunity to purchase a superb detached family home enjoying a stunning coastal location with far reaching sea views, benefitting from a unique basement space with conversion potential (STC) and an interesting history in the Defense of the Forth.

-  4 Bedrooms
-  2 Reception Room
-  2 Bathrooms
-  South facing garden
-  Driveway
Garage
-  EPC Rating – D
-  Council Tax Band – F



Description

Offered for sale for the first time since 1974, this much loved family home boasts incredible southerly views over the Firth of Forth, just moments' walk from sandy beaches and a swift rail link to the Capital, providing a superb quality of life. Whilst the house would now benefit from a degree of modernisation, it offers bright and well-proportioned accommodation with uninterrupted views along the Forth from the world-famous bridges to the Isle of May and Bass Rock. There is excellent conversion and extension potential within the home subject to the usual planning and consents, with a particular feature of the home being the extensive and unique basement space. Once used as a cartridge store for the Kinghorn Gun Battery which played a vital role in the defense of the Forth during the World Wars, the space has been used for storage by the present owners. There are a number of possibilities for converting the space to further accommodation and it could be an ideal home gym space, home cinema space or games room, or indeed for equipment storage space for those looking to take full advantage of the coastal location. The house above comprises two storey accommodation ideal for family life. The ground floor has a large reception room with patio doors to the south-facing garden offering ample space for both relaxing and entertaining. There is a well-fitted kitchen with integrated appliances and ample space for a table and chairs. A separate formal dining room offers flexible space and could make a generous home office or fifth double bedroom if desired. There is a ground floor shower room and a small study/boxroom with window and shelving. Upstairs a wide galleried landing has ample built-in storage and a hatch to the loft space. There are four good sized double bedrooms, all with built-in storage and a family bathroom with three piece suite and over bath shower. Benefits include gas central heating and full double glazing.



Extras

All fitted floor coverings, integrated kitchen appliances, light fittings, curtains and blinds are to be included in the sale.

Garage, Gardens and Driveways

A single garage is attached to the side of the property with a carport offering covered access. There is a remote control up and over door, pedestrian door to the garden and window to the rear. There is plumbing power and light and utility space is available with the washing machine and tumble dryer included in the sale. A mature and well-stocked south facing garden is to the rear of the house and fully benefits from the stunning coastal views. It is terraced in three areas with lawn and patio spaces ideal for relaxing or al-fresco dining. To the front, the house is set well back from the street by an attractive garden area with paved driveways either side offering ample off street parking.

Viewing

Please contact Neilsons on 0131 625 2222





Location

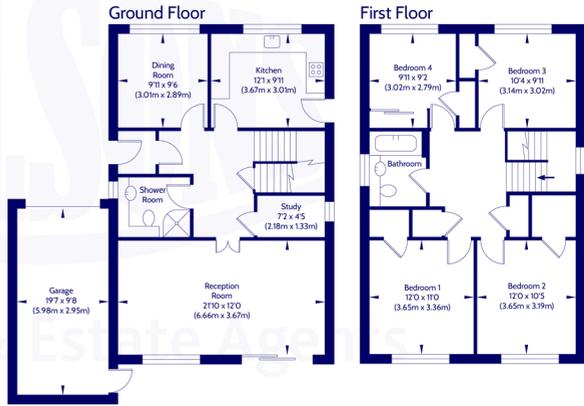
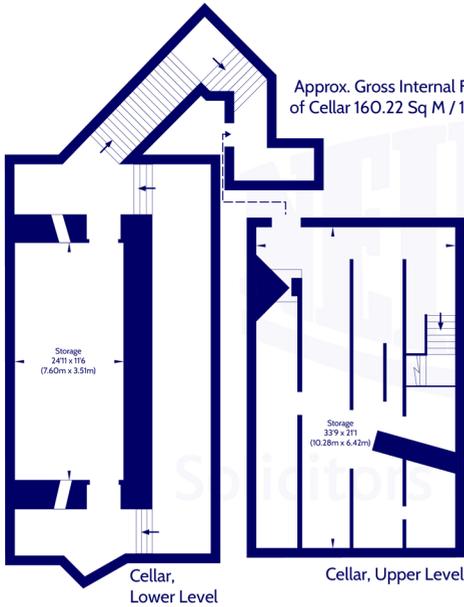
Pettycur Road offers an unrivalled coastal location, moments' walk from the sandy cove of Pettycur Beach and Kinghorn Harbour. The ideal location for watersports enthusiasts, Kinghorn is home to the RNLI and offers the perfect setting for a wide range of activities. The train station is in easy walking distance of the house and offers a 40 minute journey to the centre of Edinburgh with nearby Kirkcaldy offering a wider choice of rail services across Scotland. There are ample local shops and services with an active community lifestyle available including tennis and sailing clubs, community allotments and library and an annual Kinghorn in Bloom competition. For those looking to work from home, Fibre Optic Broadband has been supplied to the street. Local nursery and primary schooling is available with close-by Kirkcaldy offering high school education and beyond.





Approx. Gross Internal Floor Area
of Cellar 160.22 Sq M / 1724 Sq Ft.

Approx. Gross Internal Floor Area
Excluding Cellar & Garage 138.25 Sq M / 1488 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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