



RE/MAX[®] **FIRST**
Kirkcaldy



Burntisland Road

Kinghorn, KY3 9TT Offers in Excess £149,950

Susan Morton at RE/MAX is delighted to market this beautifully presented ground floor luxury apartment with open views over the golf course and Firth of Forth. Situated within the popular village of Kinghorn having local shops, primary school, foreshore and railway station on the doorstep with leisure centre and golf course close by. With light American oak finishing throughout the impressive accommodation comprises: lounge with bay window dining area and open plan to the modern kitchen with all appliances, 2 double bedrooms with built-in wardrobes (master with en suite shower room) and modern bathroom. Gas central heating and double glazing. Shared garden to rear and residents parking.

ENTRANCE

Entrance to the property is over a pathway leading to the main door with two opaque glazed panels which opens into the vestibule.

VESTIBULE

The vestibule allows access into the hallway via a two paned door. Wood effect laminate floor, ceiling light point and radiator.

HALLWAY

The hallway allows access into all the accommodation and incorporates a built-in cupboard. Fitted carpet, ceiling light point, radiator and hardwired smoke detector.

LOUNGE WITH OPEN PLAN DINING AREA - 20'9" X 19'1"

The lounge features a wall mounted electric fire with surround, a bay window dining area with views over the garden and to Firth of Forth, and is open plan to the kitchen. Fitted carpet, coved ceiling with two light points, radiator and ample power points. Two pane door leading into the hallway.

KITCHEN - 10'6" X 10'0"

The kitchen features both wall and floor mounted units including a built-in electric oven and gas hob with chrome extractor canopy over, integrated fridge/freezer, freezer and washer dryer, work surfaces with tiling above and a sink unit. Wood effect laminate floor, coved ceiling with light point, radiator and ample power points.

BEDROOM 1 - 13'3" X 9'5"

This bedroom features a front facing window and a built-in wardrobe with double mirrored doors. Fitted carpet, ceiling light point, radiator, telephone point and ample power points. Doors leading into the hallway and en suite shower room.

EN SUITE SHOWER ROOM - 8'4" X 8'0"

The en suite shower room with built-in cupboard incorporates a low flush wc and wash hand basing with fitted bathroom furniture, and a shower cubicle. Vinyl flooring, two ceiling downlights, radiator and extractor fan.

BEDROOM 2 - 9'8" X 9'1"

This bedroom features a front facing window and a built-in wardrobe with double mirrored doors. Fitted carpet, ceiling light point, radiator and ample power points. Door leading into the hallway.

BATHROOM - 9'2" X 6'7"

The partially tiled bathroom features a side facing opaque glazed window, a built-in cupboard and incorporates a low flush wc and wash hand basin within fitted bathroom furniture. Vinyl flooring, ceiling light point, radiator and extractor fan. Door leading into the hallway.

EXTRAS INCLUDED

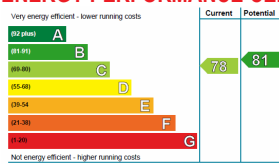
Floor coverings, window blinds, light fittings, built-in electric oven and gas hob with chrome extractor canopy over, integrated fridge/freezer, freezer and washer dryer.

FACTORING FEE

There is a monthly fee of £20 which covers the upkeep of the garden ground, annual painting of the wooden balustrade to the rear and every three years the painting of the wrought iron railings to the front.



ENERGY PERFORMANCE CERTIFICATE



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