



Malcolm Jack  
& Matheson

2 Glebe Place, Kinghorn  
KY3 9XP



**OFFERS OVER  
£160,000**



**A RARE OPPORTUNITY – THREE  
BEDROOM DETACHED  
BUNGALOW IN NEED OF  
MODERNISATION SET ON A  
LARGE CORNER PLOT, GARDEN,  
A GARAGE AND DRIVEWAY**

**HALL  
LOUNGE  
KITCHEN  
TWO BEDROOMS. ADDITIONAL  
BEDROOM / OFFICE.  
BATHROOM  
GARDENS  
DRIVEWAY  
SINGLE GARAGE  
GCH & DG  
EPC - D**



## SITUATION

Kinghorn is a small historic seaside village on the north shore of the Firth of Forth in Fife, Scotland. It boasts two sandy beaches (Kinghorn Harbour and Pettycur Bay) offering excellent views across to Edinburgh and the Lothians. The village is well connected by rail via Kinghorn railway station, with regular services to Edinburgh and the Fife Circle line. With a strong sense of community, picturesque surroundings and easy access to coastal walks and local amenities, Kinghorn provides an attractive location for those seeking both tranquility and connectivity.

## PROPERTY

Glebe Place is a quiet and well-regarded residential street in the popular coastal town of Kinghorn, Fife. Set within a peaceful neighborhood, the area offers a relaxed seaside lifestyle while remaining close to local shops, schools, and everyday amenities. Kinghorn railway station is nearby, providing convenient links to Edinburgh, Kirkcaldy and the wider Fife area, making this an ideal location for both commuters and those seeking a tranquil coastal setting.

The property comprises a hall, a spacious

lounge, a kitchen, three bedrooms—one of which features French doors opening onto the garden—and a bathroom. Further benefits include gas central heating and double glazing throughout.

Externally, there are extensive garden grounds surrounding the property. Includes a driveway and single garage.

## ACCOMMODATION

### HALL

Cupboard housing meters and fuse box. Telephone point. Radiator. Carpet.



### **LOUNGE 4.70M X 3.70M (15'5 X 12'2)**

Spacious lounge with window to the front. Fireplace housing electric fire. TV point. Radiator. Carpet.

### **KITCHEN 2.80M X 2.80M (9'2 X 9'2)**

Fitted kitchen units. Window to the front. Integrated sink and drainer. Radiator. Free standing electric cooker and washing machine

### **BEDROOM 3.10M X 2.20M (10'2 X 7'3)**

French doors out to the garden. Radiator. Carpet.

### **BEDROOM 4.10M X 3.70M (13'5 X 12'2)**

Double bedroom. Built in airing cupboard. Window to the rear. Carpet.

### **BEDROOM / OFFICE 3.10M X 1.60M (10'2 X 5'3)**

Single bedroom with window to the rear. Radiator. Carpet.

### **BATHROOM**

White three-piece suite comprising bath with electric shower, wash hand basin and WC.

Radiator. Opaque window to the side.

### **GARDENS & GROUNDS**

There are extensive garden grounds surrounding the property. Includes a driveway and single garage.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine and electric cooker.

### **VIEWINGS**

Contact Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual agreement.

### **OFFERS**

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk).

Interested parties are advised to instruct their

Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 59.8 sq m / 644 sq ft  
(Excluding Garage)

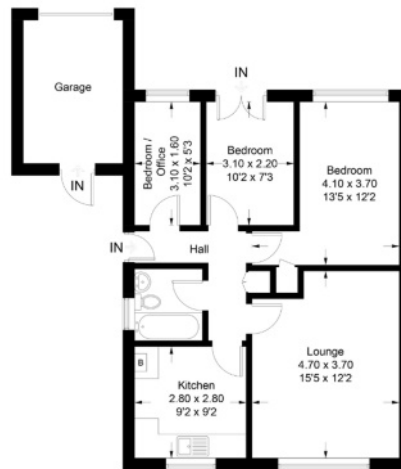


Illustration for identification purposes only; measurements are approximate, not to scale.

#### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

#### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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