



  
**McEwan Fraser Legal**  
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**84 High Street**  
KINGHORN, FIFE, KY3 9UE

# 84 HIGH STREET

Kinghorn is a popular seaside town has local shopping facilities along with its own primary school, library, doctor and dentist surgeries and community centre. There are two beaches, along with good leisure facilities at Pettycur Bay including a swimming pool and restaurant. Kinghorn also features an eighteen hole golf course and also sits on the main Edinburgh to Dundee rail link.

84 High Street is a delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is centrally located. A fantastic opportunity for a couple, small family or an investment purchaser.

The accommodation briefly comprises

of a spacious and bright lounge and dining area with a large window filling the room with natural light. The hallway features a very useful storage cupboard and the room itself leads into a modern fitted kitchen with ample storage from its many wall and base units, contemporary worktops and electric oven. The upper level has two double bedrooms, the main bedroom benefits from views across Fife and the second is also double in size. The bathroom has partially tiled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over.

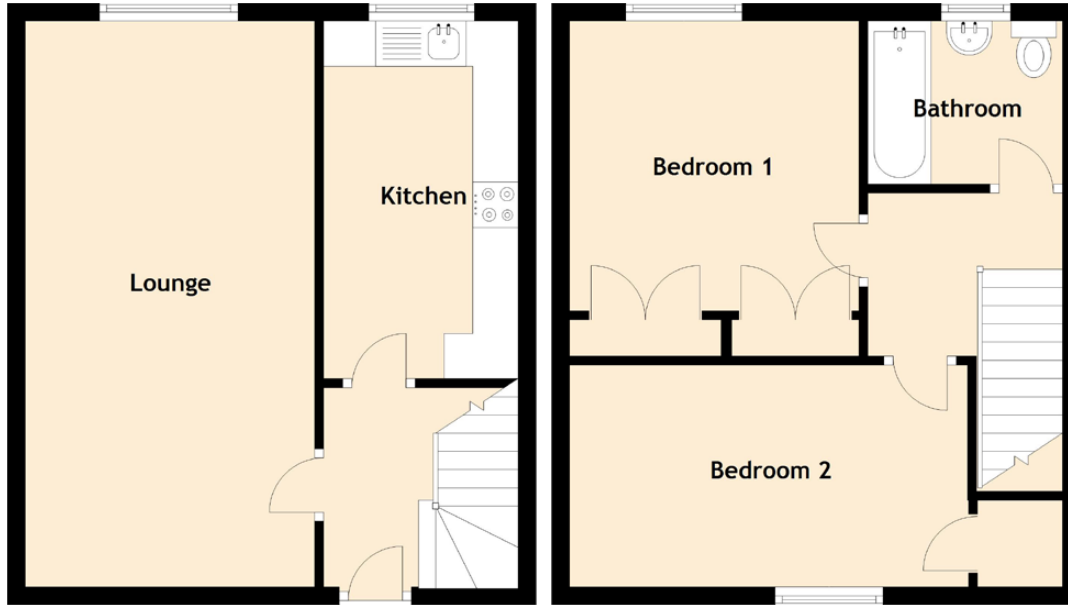
In addition, the property has gas central heating, double-glazing. Residents parking and a separate garden areas are located to the rear of the property.



A LOVELY TWO BEDROOM UPPER VILLA WITH EXCELLENT COMMUTER LINKS







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.25m (20'6") x 3.20m (10'6")
Kitchen	3.95m (13') x 2.15m (7'1")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	4.40m (14'5") x 2.50m (8'2")
Bathroom	2.15m (7'1") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C

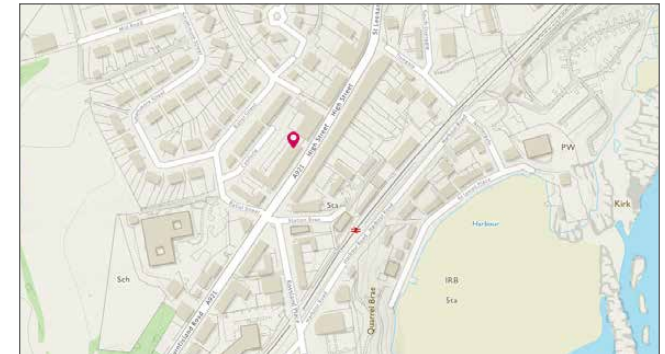


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