



4 Rose Cottage, North
Overgate, Kinghorn,
Burntisland, Fife KY3 9XJ





Summary

A charming semi detached cottage in the heart of the coastal village of Kinghorn, this property offers a compact and versatile two bedroom layout across ground and first floor levels with a delightful conservatory and rear garden. The accommodation includes a porch entrance, hall, breakfasting kitchen/snug, hall bathroom and a generous living/dining room on the ground floor, with a principal bedroom and en suite WC on the upper level. With garden and sea views, this cottage is well suited for senior downsizers, coastal retreats or holiday home buyers.

Features

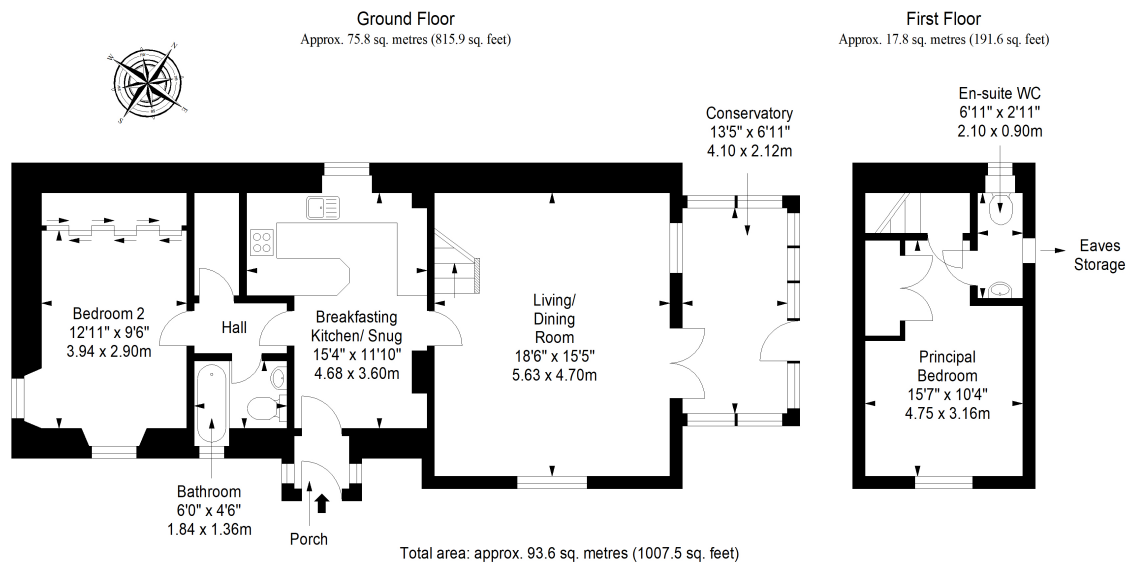
- Two-bedroom semi-detached cottage
- Principal bedroom with en-suite WC
- Spacious living/dining area
- Bright breakfasting kitchen/snug
- Garden-facing conservatory
- Ground floor bathroom
- Private enclosed garden
- Coastal village location near beaches
- Excellent rail and road links to Edinburgh
- GCH; DG; EPC - E

Room Measurements

Breakfasting Kitchen / Snug 15'4" × 11'10" (4.68 × 3.60 m)
 Living / Dining Room 18'6" × 15'5" (5.63 × 4.70 m)
 Conservatory 13'5" × 6'11" (4.10 × 2.12 m)
 Bedroom 2 12'11" × 9'6" (3.94 × 2.90 m)
 Bathroom 6'0" × 4'6" (1.84 × 1.36 m)
 Principal 15'7" × 10'4" (4.75 × 3.16 m)
 En suite WC 6'11" × 2'11" (2.10 × 0.90 m)



Floorplan



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