



61 Abden Avenue, Kinghorn, Burntisland, Fife, KY3 9TE

Beautifully Presented, Three-Bedroom, Detached Bungalow with Gardens & Driveway

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Property Description

Beautifully presented and spacious, three-bedroom, detached bungalow, with immaculate gardens and a multi-vehicle driveway. With an exceptional end-of-cul-de-sac position, adjacent rural land and superb open views to the Forth estuary, located in Kinghorn, Fife. Comprises a vestibule, hallway, living room, dining/family/kitchen, three double bedrooms, a shower room, and a family bathroom.

Tastefully finished, ready-to-move-in, with a quality fitted kitchen, upgraded internal doors, contemporary lighting, and modern flooring throughout. Further highlights include a large bathroom with a separate shower cubicle and bathtub, gas central heating, under-house insulation, double glazing, and numerous double power sockets throughout. The front offers views of Inchkeith, while a south-facing balcony provides superb views of the Forth estuary, and located below, a basement/cellar offers generous storage space, lighting and sockets. Furthermore, there is exceptional storage, including integrated bedroom wardrobes and a loft, accessed via a ladder, with insulation and lighting.

Outside, external lighting and recessed eaves lights illuminate the gardens, with varied shrubbery, a lawn, patios, two double external sockets, a garden tap, and a large front driveway. The outdoor area offers a very secluded, private, and large quiet space with a desirable westerly south-facing aspect, enjoying the sun most of the day.

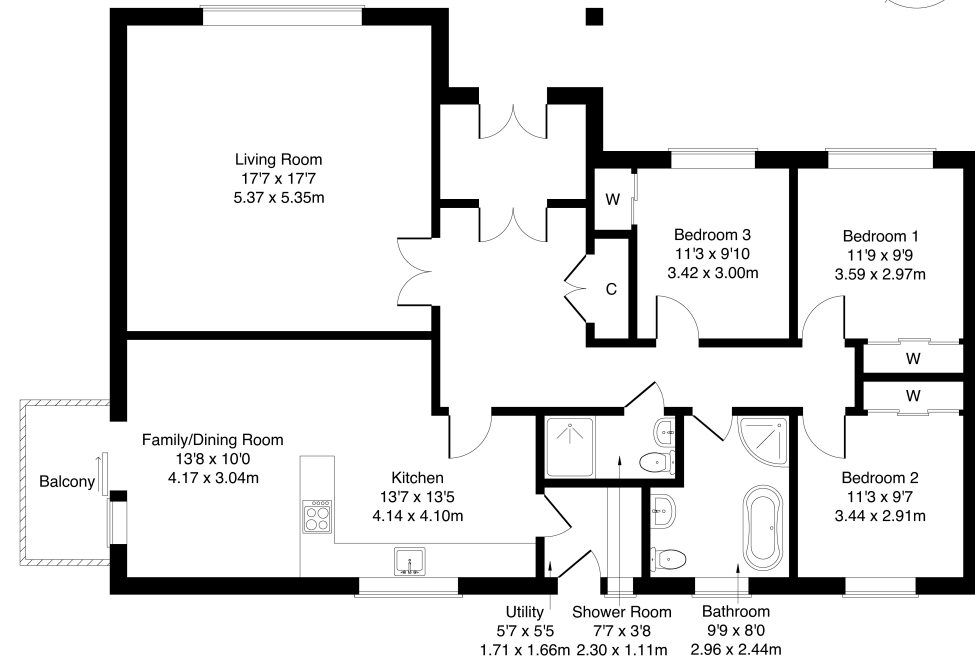
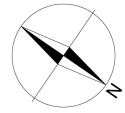
The property opens with a welcoming entrance leading to all rooms, starting with a spacious living room featuring a sunken lounge, carpeted flooring, a brick-effect feature wall, a wall-mounted TV point, and ample space for entertaining. The adjoining kitchen is fitted with wood-effect flooring, granite-effect worktops, a sleek tiled splashback, a sink with a drainer, and integrated appliances including oven, electric hob with canopy, dishwasher, and microwave/grill, with a utility room offering space for two additional appliances. While to the rear, the dining room features wood-effect flooring and provides access to the balcony.

Set internally off the hall, a wet-style shower room adds convenience and features tiled flooring, panelled splash walls, an electric shower unit and a ladder-style radiator. All three double bedrooms are finished with carpeted flooring and light decor, with bedrooms one and two featuring a triple built-in wardrobe and bedroom three featuring a double wardrobe. The home is completed by a fully tiled, modern four-piece family bathroom with a shower cubicle, bath and ladder-style radiator.



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Approximate Gross Internal Area: (1313 sq ft - 122 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Kinghorn is a popular seaside town with local shopping facilities to suit everyday requirements. More extensive shopping, educational, and recreational facilities are available nearby in Kirkcaldy. Kinghorn also offers its own primary school, library, pharmacy, doctors' and dentists' surgeries, post office and a community centre. The town boasts an eighteen-hole golf course, a swimming pool and easy access to two highly regarded beaches, a scenic coastal path, Kinghorn Loch, the

Ecology Centre, a restaurant at Pettycur Bay, as well as leisure facilities at Pettycur Bay Caravan Park — perfect for nature lovers and outdoor enthusiasts. Just a short drive from the M90, with access to major motorway networks to the north, south, and the Forth Bridges leading to Edinburgh, Kinghorn is ideally situated for commuters. There is also a very regular bus service and train services to Edinburgh, as well as Dundee and further afield, from Kinghorn Railway Station.





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