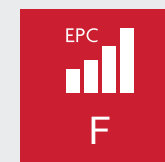
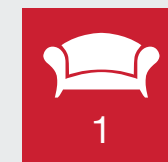




Thorntons 
The right way to move

34 North Overgate

Kinghorn, Fife
KY3 9XJ





34 North Overgate is an 18th-century, B-listed mid-terraced cottage in Kinghorn on the picturesque Fife coast. The cottage offers a double bedroom, a living/dining room, a kitchen, and a bathroom, and it is ideally proportioned for first-time buyers, professionals, couples, and those looking for a holiday let/rental investment. Kinghorn is home to good amenities such as a selection of shops and other everyday essentials, a train station, a golf course, and two lovely beaches.

You enter the property on the middle level, where the front door opens into the reception room. Here, space is provided for furniture catering for both relaxation and dining, and neutral décor is accompanied by rich wood flooring and a homely feature fireplace. From here, stairs lead to the lower-ground level, where the kitchen can be found (which also has a small door leading outside). The kitchen is fitted with modern cream-coloured wall and base cabinets, worktops, and splashback tiling, whilst space is provided for freestanding and undercounter appliances. Provision is also made for a breakfasting/small dining area. A hall from the kitchen leads to a bathroom with a shower-over-bath, and a separate WC.

Features

- B-listed, 18th-century mid-terraced cottage in Kinghorn
- Characterful accommodation over three floors
- Living/dining room with open coal fire
- Spacious kitchen with breakfasting/dining area
- Good-sized double bedroom with storage
- Bathroom with shower-over-bath
- Separate WC
- Ample unrestricted on-street parking
- Electric heating



“Living/dining room with open coal fire a spacious kitchen with breakfasting/dining area and a good-sized double bedroom”





Taking the stairs back up through the living room and to the first floor, you will find the home's double bedroom. This good-sized double bedroom has a characterful stone feature wall and enjoys built-in storage as well as delightful leafy views over the neighbouring gardens. The home is kept warm by an electric heating system.

Unrestricted on-street parking is available outside the property.

Extras: All window coverings and light fittings included, along with kitchen appliances and furniture seen on viewing.





Kinghorn

Enjoying a magnificent seaside setting with white, sandy beaches and a harbour, the town of Kinghorn sits on the splendid Fife coast with direct rail links to Edinburgh. Kinghorn offers the perfect setting for an outdoor lifestyle, from yachting to rowing, a round of golf at Kinghorn Golf Course, tennis at the local tennis club, bowling at the local bowling club, swimming or exploring the wonderful coast and countryside by foot, bike or on horseback. The town comes with two beaches, with Pettycur Beach offering a white sandy beach with colourful boats bobbing in the water. The town also enjoys a bustling High Street with a large variety of independent shops, a supermarket, services, restaurants, and cafés. There is a community centre, a library, a garage, a cycle shop, a doctor's surgery, a dentist, and a pharmacy. Schooling is provided by Kinghorn Primary with secondary schooling available in both neighbouring Burntisland or Kirkcaldy. On the outskirts of town is the beautiful Kinghorn Loch with an Ecology Centre and café, an ideal space for families to enjoy and learn more about the natural world. Kinghorn is ideal for those looking for a wholesome location, but within easy reach of the city. Kinghorn train station offers regular and direct trains to Edinburgh, Kirkcaldy, and Glenrothes.

Floorplan



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141371)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland