

**J & G
WILSON**

6, Kings Drive, Kinghorn, KY3 9XG.

A lovely 1930`s home with stunning views over The Forth. Offers over £260,000.





Particulars of Sale

Kirkcaldy 3 miles, Dunfermline 17 miles, Edinburgh 26 miles & Dundee 33 miles.

A charming 3 bedroom semi-detached home with panoramic views of The Forth Estuary. It is within walking distance of the railway station, primary school and all amenities.

Offers over £260,000.

PARTICULARS OF SALE

SITUATION

Kinghorn enjoys a lovely seaside setting and has excellent local amenities including shops for every day requirements, a primary school, 2 beaches, a golf course, pubs, cafes, restaurants, local bus services and the rail station offers regular services to Edinburgh, Dundee and Aberdeen. The secondary school catchment is Balwearie High in Kirkcaldy.

Kirkcaldy`s amenities are nearby and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, Adam Smith Centre and recreational amenities.

Edinburgh is easily accessible by road and rail and enjoys superb facilities including shopping, leisure and cultural amenities as well as an airport.

The property is ideally placed to enjoy the Fife coast with it lovely villages and beaches, as well as its many fine golf courses and varied wildlife.

The area as a whole allows a lovely relaxing life style for couples and families combined with good access to larger towns and cities.



DESCRIPTION

A spacious 3 bedroom semi-detached home which enjoys a prime cul-de-sac setting and fine views across The Forth to Edinburgh. Overall the property extends to 1,140 sq ft (106.0 sqm).

The design includes a vestibule, a large reception hall, a charming lounge with a bay window, a newly fitted kitchen / dining room, a rear porch, a bathroom, a large upper floor landing, 3 excellent bedrooms (2 with fine views) and an en-suite shower room.

The property has benefited from a range of recent improvements including rewiring, fitment of a new kitchen, upgrading of the bathroom, replacement of the central heating boiler, fitment of new double glazing, new flooring throughout and fresh decoration. There is a gas central heating system and double glazing.

The rear gardens feature a central lawned area with mature borders. There are various patio areas and 2 brick built garden stores. The front gardens feature mature shrub beds.

The property has a lock up garage nearby. The garage is of timber construction with twin doors and measures 20'7 x 9'9 (6.12 x 3.02m).

Viewing is strongly recommended to appreciate this beautiful home and the fine views.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

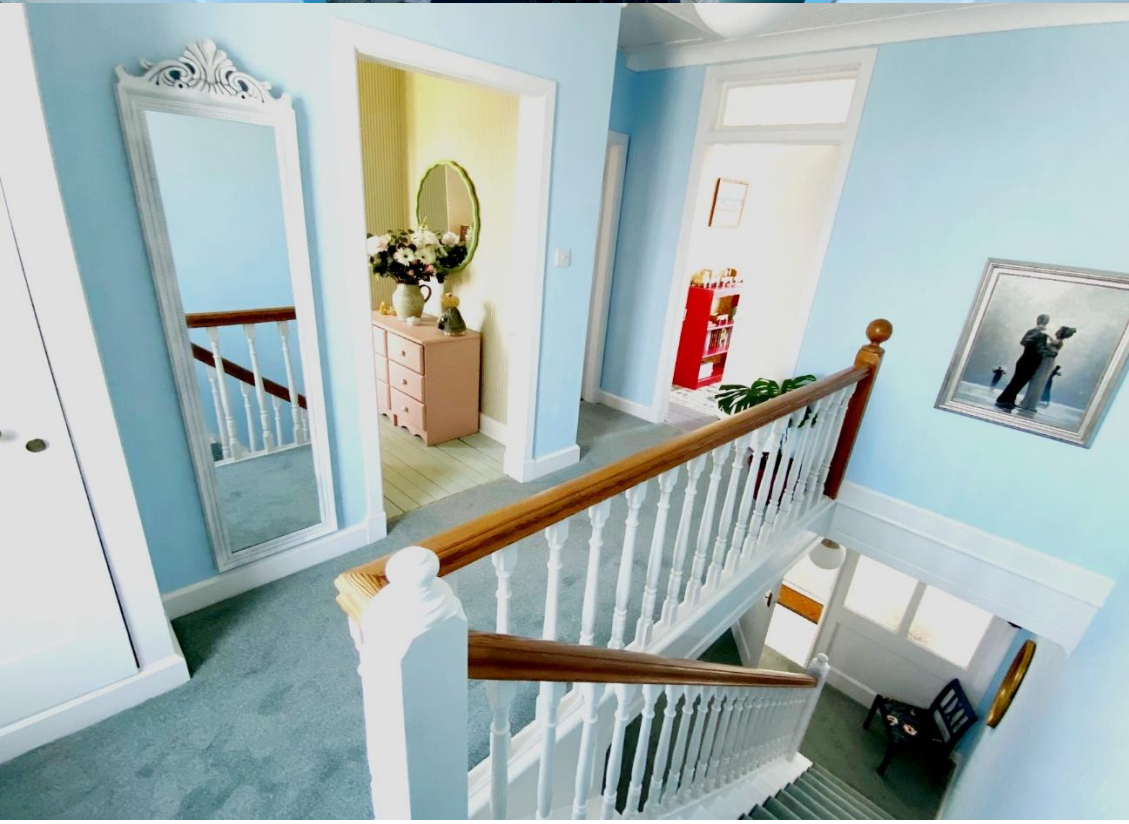
SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band B.

ENERGY RATING The property is rated as C (72).

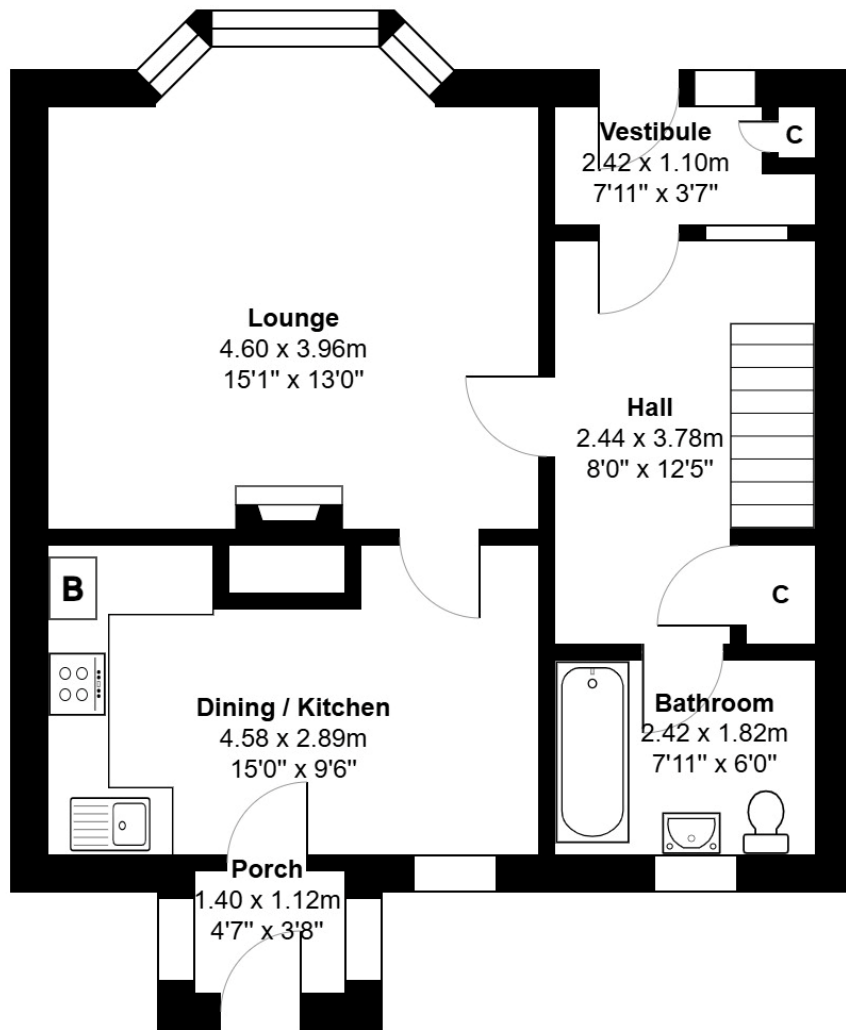
Particulars prepared May 2026.





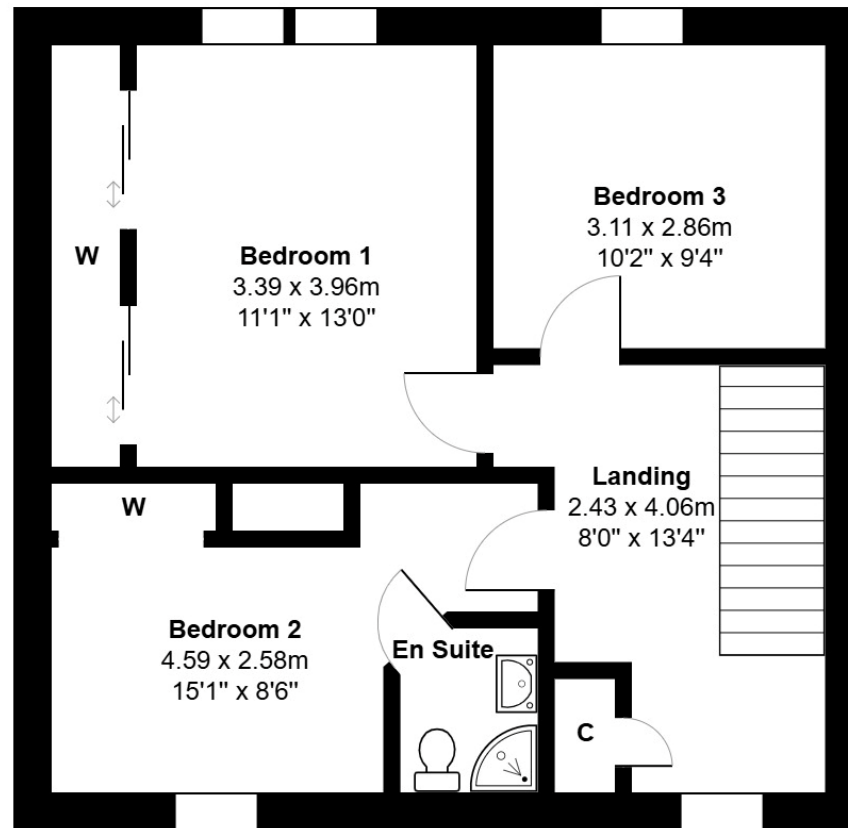






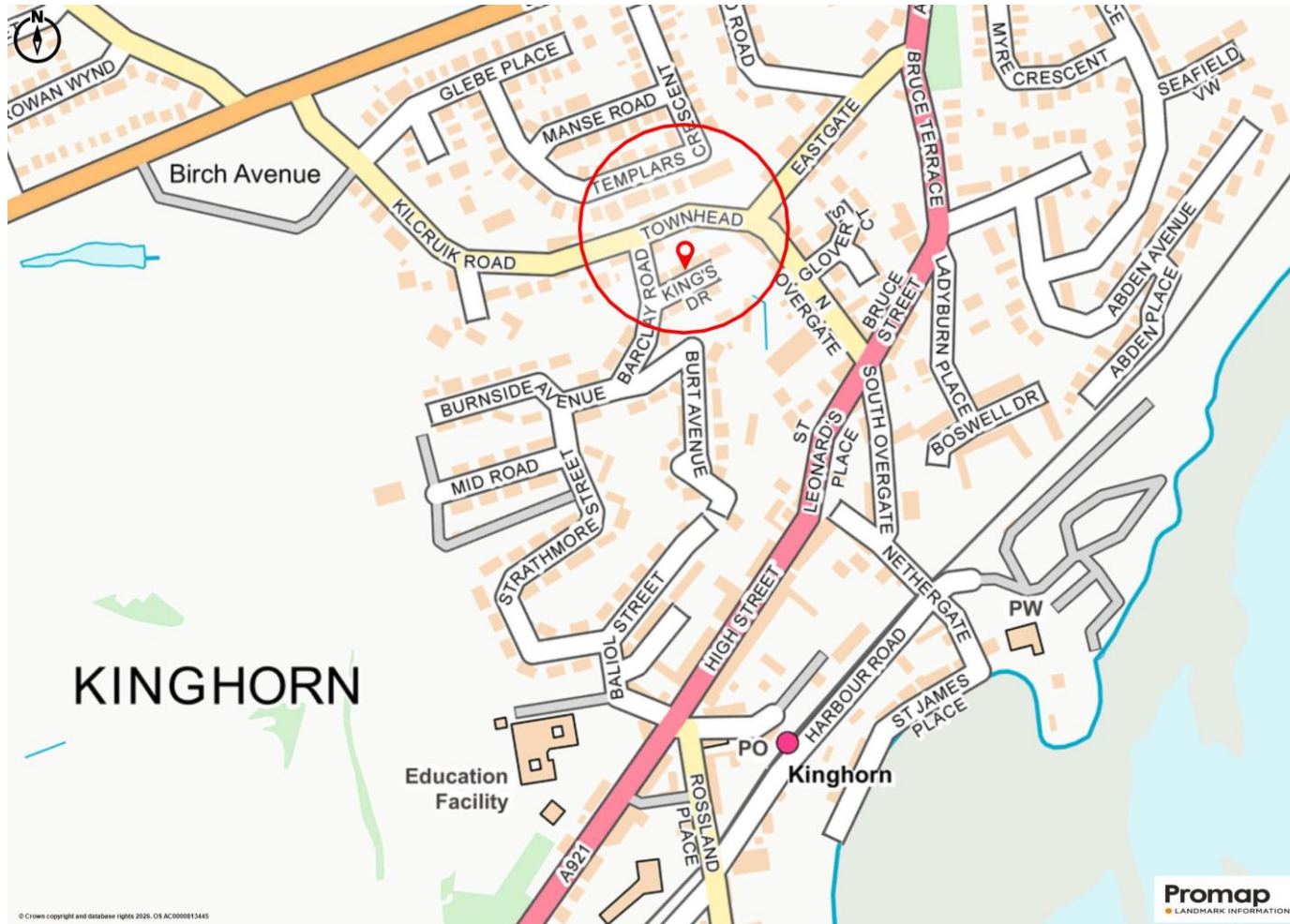
6, Kings Drive,
Kinghorn,
KY3 9XG.
(Not to scale).

Lock up garage
6.12 x 3.02m
20'7" x 9'9"



Bedroom 2 - measurement is widest by longest.





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

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