



Rossness Cottage, 93 Pettycur Road, Kinghorn. KY3 9RP

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Seaside cottage with stunning views of Inchkeith Island and over to Edinburgh

Kinghorn 0.4m, Burntisland 2.3m, Kirkcaldy 3.4m, Dunfermline 12m, Edinburgh Airport 21m, Edinburgh 23m

COTTAGE

- Living room
 - Dining Kitchen
 - 2 Bedrooms
 - Shower room
 - Large garden area
 - Patios
 - Gas Central Heating
 - Stunning views over the Forth
-
- Ideal buy to let opportunity
 - Holiday home
 - Development potential

Council Tax Band D

OFFERS OVER £249,000



Pagan Osborne,
1 Crossgate, Cupar. KY15 5HA

01334 615020/656525

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SITUATION

This traditional detached cottage (circa 1640) is set within the village of Kinghorn and offers uninterrupted views over the River Forth.

Rossness Cottage is in a stunning location with views directly across to Inchkeith, Arthur's Seat, Edinburgh Castle, Forth Bridges, Leith and along the coast.

Kinghorn Primary School and nursery are only half a mile away as are local shops, railway station, Community Centre with sports facilities and church. Balwearie Secondary School is 3.5 miles away and a school bus service is in place.

Kinghorn is ideal for the commuter with trains to Edinburgh, Kirkcaldy and Dundee. A Park & Ride facility operates a bus service from Inverkeithing to Edinburgh and Edinburgh Airport. The local bus service operates to Kirkcaldy and Dunfermline.

Kinghorn has its own 18 hole golf course and clubhouse, Ecology Centre and loch where you could enjoy fishing, sailing or canoeing.

There are 3 beaches in Kinghorn all within 5 mins walk of the cottage. Pettycur beach is a large beach with its own small harbour and walks to Burntisland. Doo Dells beach which is only 5 mins walk away from the cottage towards the town centre and Kinghorn beach another few minutes from there where the RNLI Lifeboat is stationed and Kinghorn Sailing Club have their base.

DESCRIPTION

The accommodation comprises of a reception hallway, lounge, dining kitchen, shower room and two double bedrooms.

There is gas central heating and partial double glazing and the property has been well maintained.

The location on the shore lends itself to many uses as a holiday home, buy to let, retirement cottage or for development into a larger family home (subject to planning).

Externally the property has been freshly painted and the gardens landscaped for ease of maintenance. There are garden borders and a vegetable patch, concreted area for greenhouse and lean to greenhouse.

The property could be extended (subject to local planning restrictions). There is off-street parking and space for a garage, if required.

Internal viewing is highly recommended to fully appreciate this property and the stunning views on offer.

Extras: It should be noted that the fitted carpets, floor coverings, white goods including the fridge/freezer, washing machine and tumble dryer, garden shed and greenhouse are included in the sale price.

Appointment to view can be made by contacting Pagan Osborne, 1 Crossgate, Cupar. KY15 5HA. Tel: 01334 615020/656525.

A Home Report is available on request.



VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents Pagan Osborne, 1 Crossgate, Cupar. KY15 5HA. Tel: 01334 615020/656525.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

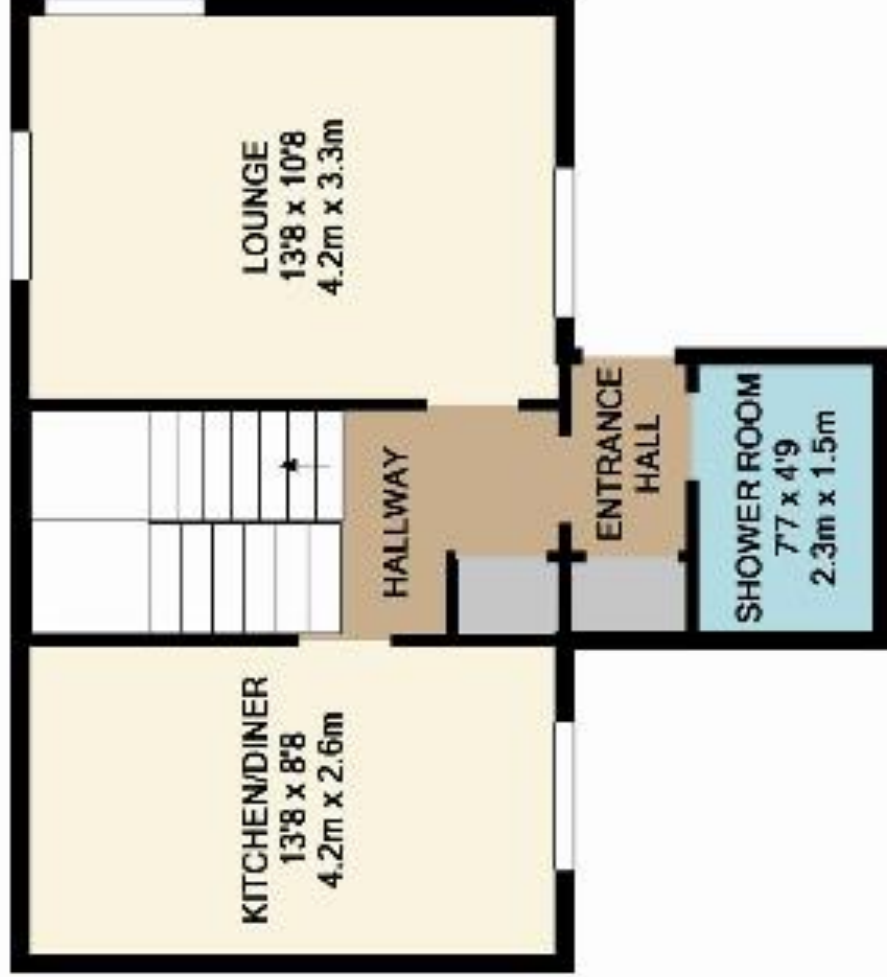
PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

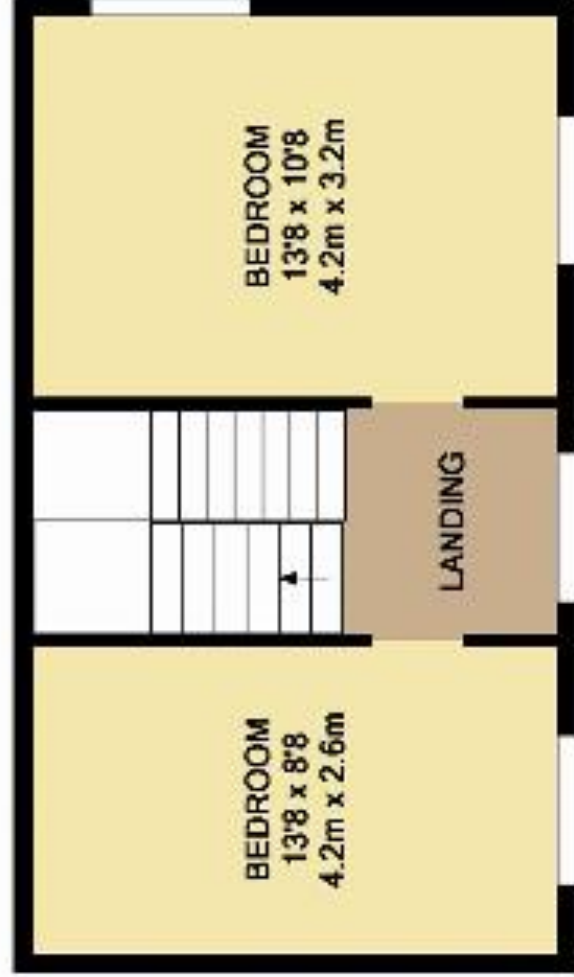


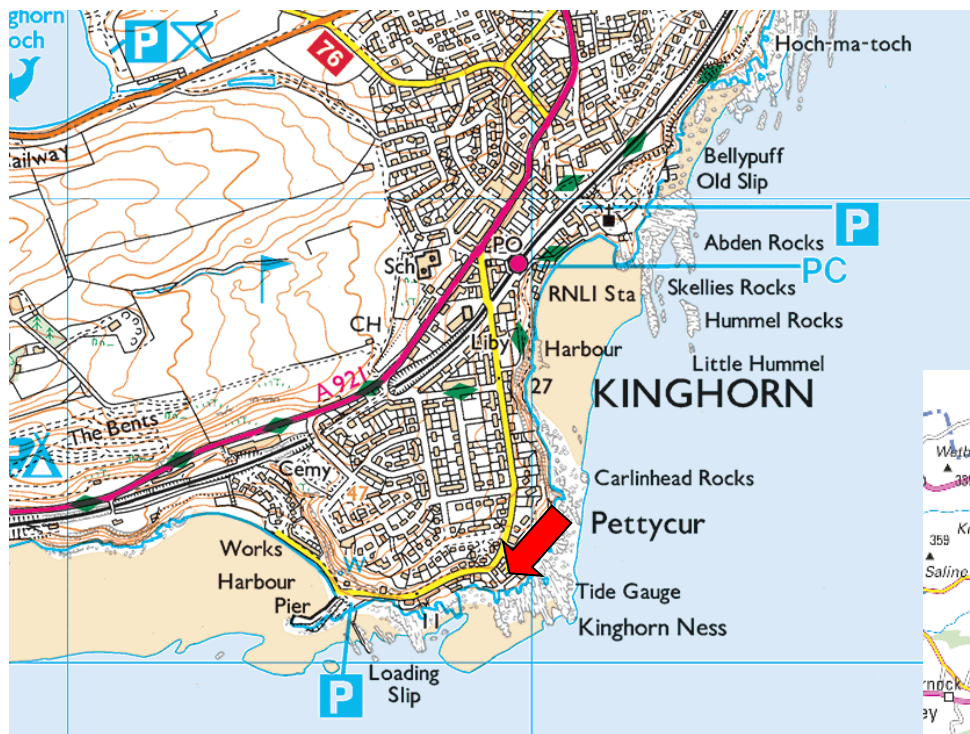






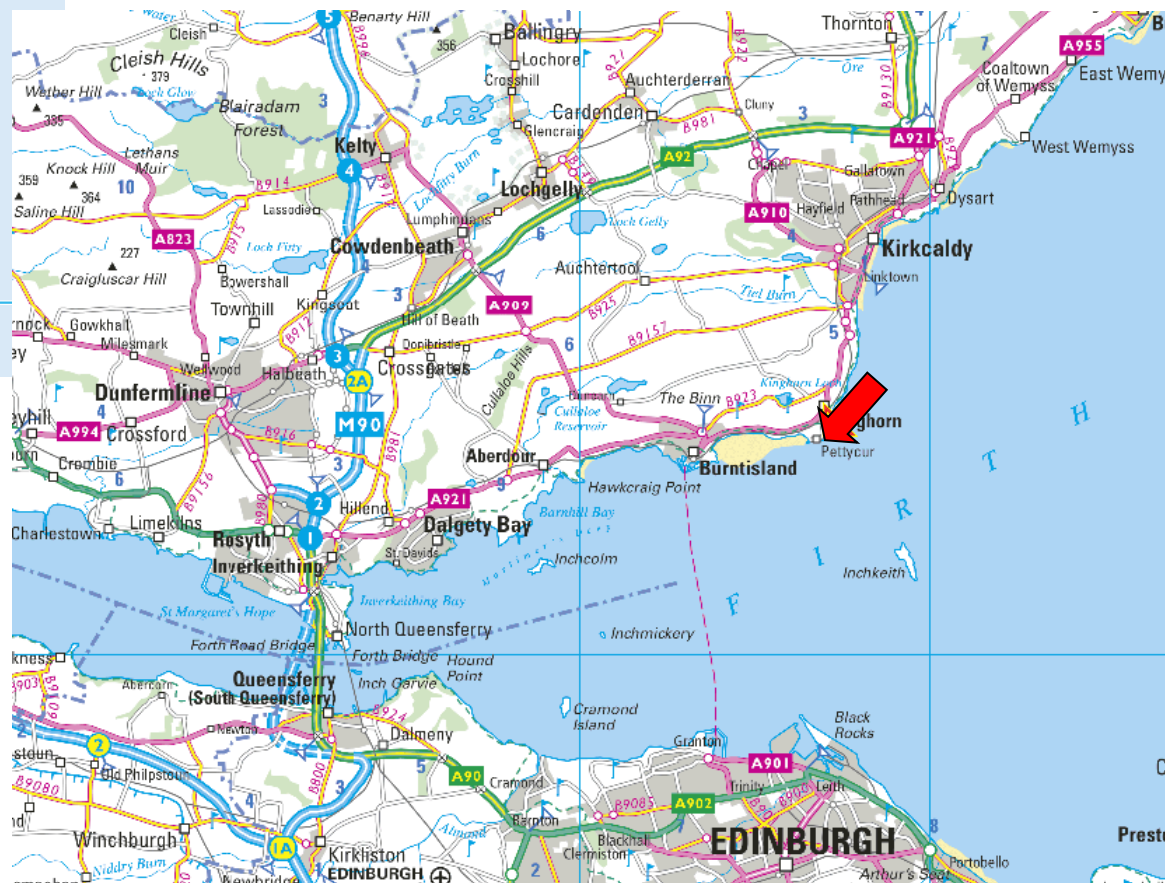
GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ. FT.
(38.3 SQ. M.)





LOCATION PLANS

Plans produced by permission of ordnance survey
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DIRECTIONS

Upon entering Kinghorn from Burntisland on the A923, continue forward and turn right into Rossland Place. On Rossland Place continue forward whereby the road becomes Pettycur Road. Follow the road down and Rossness Cottage (no. 93) is located on the left hand side, as indicated by the Pagan Osborne For Sale board.