

James Thomson & Son

SOLICITORS & ESTATE AGENTS

39 QUEENS CRESCENT,
KINGHORN.



SPACIOUS 3 X BEDROOM SEMI-DETACHED VILLA
WITH LARGE REAR GARDEN
AND VIEWS OVER FIRTH OF FORTH

OFFERS IN EXCESS OF £160,000 INVITED



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DESCRIPTION

This spacious 3 x Bedroom semi-detached Villa, which is in need of some modernisation, is located in a quiet and popular neighbourhood, close to schools, shops, bus routes, costal walks, parks and all amenities.

The property itself benefits from views over the Firth of Forth, timber framed single glazing and gas fired central heating throughout and is offered for sale complete with all fitted carpets, floorcoverings, curtains, blinds, fixtures and fittings.

ACCOMMODATION

All dimensions are at widest points.

LIVING ROOM: 16'3" x 11'4" (NW Corner)

DINING ROOM: 10' x 8'1" (SW Corner)

KITCHEN: 11'9" x 9'11" (S Side)

PANTRY: 4'11" x 3'7" (SE Corner)

BATHROOM: 6' x 5'6" (SW Corner)

BEDROOM ONE: 13'8" x 12'3" (NE Corner)

BEDROOM TWO: 12'4" x 9'9" (NW Corner)

BEDROOM THREE: 11'4" x 10'7" (SW Corner)

FRONT GARDEN

The front Garden features grass, flower beds and shrubs.

REAR GARDEN

The Rear Garden, which faces towards the Firth of Forth, is fenced and features grass, shrubbery, small trees, patio area greenhouses and a garden shed.

COUNCIL TAX Band C.

BROADBAND Up to 2000Mb/s.

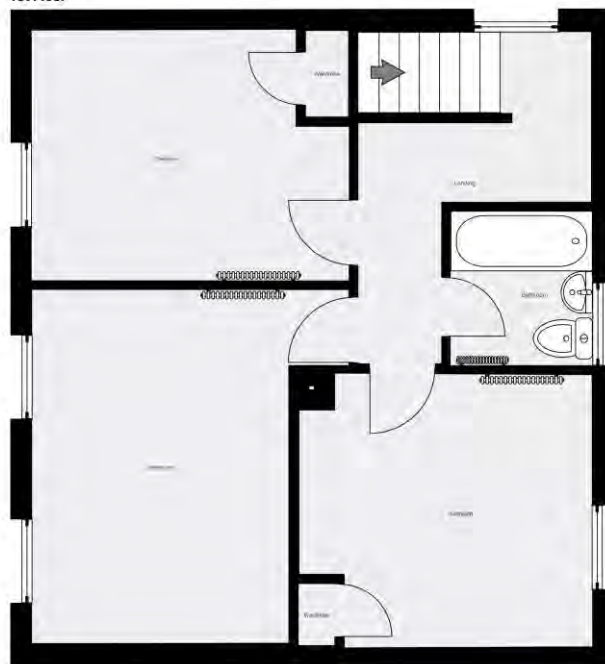
HEATING Gas fired central heating.

ENTRY Early entry can be given.

TO VIEW Apply to Selling Agents.

OFFERS In excess of £160,000 are invited.

1st Floor



Ground Floor



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JAMES THOMSON & SON,
Solicitors & Estate Agents,
51a High Street, Kirkcaldy, KY1 1LJ
DX KY 10, Kirkcaldy.
T: 01592 268575 F: 01592 642082.
E: enquiries@jamesthomsonandson.com