



**Stevenson Marshall**  
Property & Law

18 Nethergate  
Kinghorn, KY3 9SY

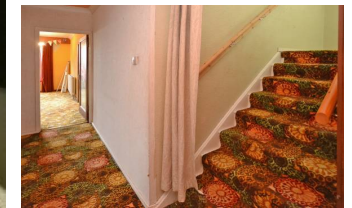
Offers over £259,950

## 18 Nethergate, Kinghorn

A unique detached villa in superb elevated position with large roof terrace and panoramic sea views!

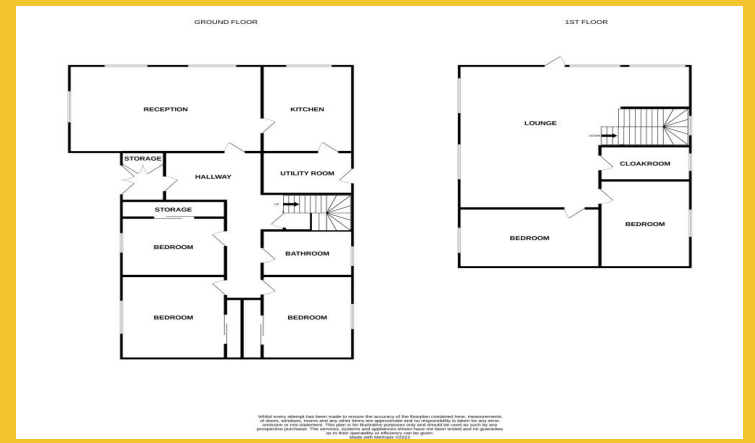
There is a flexible layout which includes an entrance vestibule, reception hallway, dining lounge, dining kitchen, utility room, three downstairs bedrooms, bathroom, upstairs, large L-shaped open plan public room (with bar and access to roof terrace), two further bedrooms and WC/cloaks.

Gas central heating is installed with mostly double glazed windows, excellent storage and pleasant outlooks. General cosmetic work and upgrading is required throughout.





- Entrance vestibule
- Reception hallway
- Lounge/dining room  
6.74m x 4.48m (22'1 x 14'8)
- Kitchen/dining room  
4.20m x 3.44m (13'9 x 11'4)
- Utility room  
3.57m x 2.80m (11'8 x 9'2)
- Downstairs bedroom 1  
4.06m x 3.65m (13'4 x 12')
- Downstairs bedroom 2  
4.11m x 3.63m (13'6 x 11'11)
- Downstairs bedroom 3  
4.09m x 3.80m (13'5 x 12'6)
- Bathroom  
4.23m x 2.25m (13'11 x 7'5)
- Upstairs  
8.59m x 7.88m (28'2 x 25'10)
- Walk-on roof terrace
- Upstairs bedroom 1  
5.26m x 3.03m (17'3 x 9'11)
- Upstairs bedroom 2  
3.97m x 3.63m (13' x 11'11)
- WC  
3.18m x 2.33m (10'5 x 7'8)



## 18 Nethergate, Kinghorn

There are extensive mature garden grounds, with lawn section, drying facilities, pathways, shrubs, trees and maximum privacy. A driveway and large garage to front provide ample off street parking for several vehicles.

The property is located in the heart of the sought after coastal town of Kinghorn, which lies on the northern shores of the Firth of Forth. This popular seaside retreat boasts a selection of shops, post office, village bakery, hotels, primary school, excellent golf course, rail link, pleasant harbour and sandy beach. There is easy access to the M90 and A92 for travel both north and south.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.

Photo right- Kinghorn Beach



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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