



## Alexander Bank

6 Abden Avenue, Kinghorn, Burntisland, Fife, KY3 9TQ

**Galbraith**



# Alexander Bank, 6 Abden Avenue, Kinghorn



Kirkcaldy 3 miles   Dunfermline 14 miles   Edinburgh 23 miles



 4    2    3

Charming Edwardian home set in a walled garden in a quiet residential area with views of the Firth of Forth

3 reception rooms. 4 bedrooms (1 en suite), family bathroom, WC.

Large walled garden with steps leading down to Ladyburn Place.

Summerhouse and garden store with terrace.

Greenhouse and raised bed area.

Generous mono-block parking area.

Useful attic room with Velux window and potential for additional accommodation.

**Offers Over £515,000**

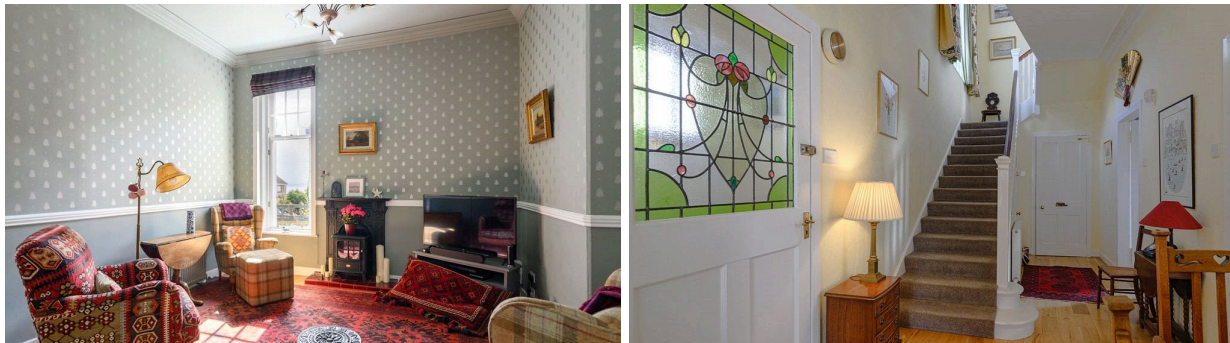
# Alexander Bank, 6 Abden Avenue

## SITUATION

Alexander Bank is situated in a quiet residential area on the edge of edge of Kinghorn, a charming coastal village with some shops and local services including a community library and community centre with sports hall. There is a train station on the main East Coast Line with regular connections to Edinburgh and north to Perth and Aberdeen as well as regular Fife circle trains. A wider offering of amenities is available in Kirkcaldy and Dunfermline, which are both close by, with St Andrews, Perth, Dundee and Edinburgh all within comfortable driving distance. Nearby Burntisland (3 miles) offers a wide range of small independent shops and cafes on its vibrant High Street. The glorious countryside and coastline in the area comprises a lovely mix of rolling hills, woods, farmland, river and beaches offering considerable scope for the outdoor enthusiast with walking, riding, cycling, sailing, shooting and fishing all readily available along with an abundance of wildlife. Less than 10 minutes' walk from the property is the picturesque Kinghorn Harbour with Lifeboat Station and a sandy beach and just over a mile away is Pettycur Harbour and another sandy beach. The Ecology Centre which offers a range of activities for children and adults is located at Kinghorn Loch which is a haven for wildlife with a bird hide and offers some lovely wildlife activities, walks, a cafe and fishing. There is a golf course and club in Kinghorn with various golf courses close by. Kinghorn is on the Fife coastal path which offers good walking routes. Accessibility is excellent with the centre of Edinburgh only 23 miles distant by road. There is a primary school in Kinghorn and it is in the catchment area for Balwearie High School with independent schooling available at nearby Dollar, Perth and Edinburgh.

## DESCRIPTION

Alexander Bank is a charming home dating from around 1910 and constructed of rendered white walls under a series of pitched tiled roofs. Internally the accommodation is well proportioned and extends to 200 sqm and is ideal for entertaining and modern family living. The house is in excellent decorative order, has double glazed wooden windows and much of the ground floor benefits from hard wood flooring.





# Alexander Bank, 6 Abden Avenue

Cont/

The house is approached by a vestibule which leads into a large dining hall with a fireplace and doors off to a conservatory, sitting room, WC and family room. The sitting room has a lovely bay window, fireplace and a picture rail. A door opens out from the conservatory to a lovely, sheltered terrace. The family room also benefits from sea views, a fireplace and has a door connecting through to a spacious kitchen, which has a Belfast sink, granite worktops, an Aga and views over the Forth. Situated off the kitchen is a utility room, which offers a good range of hand built units with elm worktops, a Belfast sink, clothes pulley as well as a rear entrance.

The bedroom accommodation on the first floor comprises four bedrooms (1 en suite) and a family bathroom. The south and east facing bedrooms enjoy views over roof tops to the Firth of Forth. A hatch leads to an attic room, which has a large Velux window with outstanding views. Subject to alterations (and obtaining the required consents) the attic room has potential to provide further accommodation.

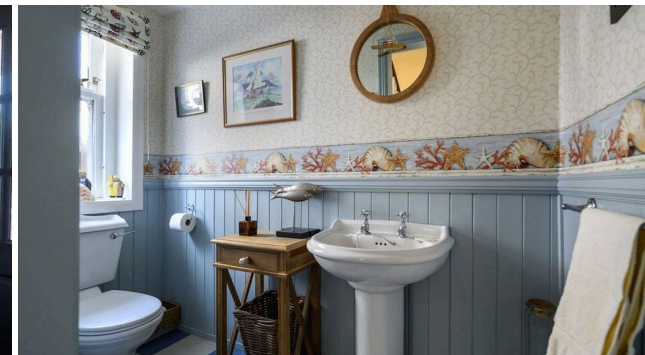
## ACCOMMODATION

Ground Floor: Dining hall. Sitting room. Conservatory. Family room leading to kitchen with utility room off. WC.

First Floor: 4 bedrooms (1 with en suite) (1 with wash hand basin), family bathroom.

## GARDEN

The house is approached from Abden Avenue by a generous monoblock area which lead round to paths either side of the house. To the south-west side of the house is a lovely garden contained by stone walls and largely laid to lawn with mature herbaceous borders and mature fruit trees and shrubs. Approached by a wooden deck to the side of the garden is a summerhouse and garden shed. At the far end of the garden is a kitchen garden with a greenhouse and raised beds and gate, which leads to steps down to Ladyburn Place.



















#### IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 03/08/2025.

#### ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.





KY3 9TQ



# Plans

Total Area: 200 sqm



TOTAL FLOOR AREA : 2104 sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



## Tenure

Freehold

## Local Authority

Fife Council

## Council Tax

F

## EPC

C



# Services

## Water

Mains

## Electricity

Mains

## Drainage

Mains

## Central Heating

Mains Gas

## Internet

Yes



# Additional Information

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Some items of furniture may be able to be purchased in addition by separate negotiation with the vendor. Nb all curtains and blinds are included in the sale





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**Galbraith**