



MURRAY PLACE ABERDOUR | OFFERS OVER £245,000

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# MURRAY PLACE

ABERDOUR

£245,000

Nestled in the heart of the charming coastal village of Aberdour, this rarely available Lower Villa Ground Floor Flat on Murray Place is a true gem waiting to be discovered.

The property enjoys character and charm with its mosaic tiled flooring, original doors, feature fire surround, bay window, ornate cornices and ceiling roses, all complemented by beautifully sanded floors.

Call your local Professional Estate Agent Colin Jenkins at AMAZING RESULTS!™ Estate Agents today to book your viewing appointment. 01383 699000 | 07977 170505.

## DESCRIPTION

As you step inside, you are greeted by a spacious mosaic tiled entrance with full-height cloaks/storage cupboard to one wall. A welcoming reception hall is situated in the heart of the property leading to the beautifully proportioned lounge with deep bay window and feature fire surround, perfect for entertaining guests or simply relaxing after a long day.

The large cottage-style kitchen/dining room will delight all who view and is a focal point of the home, offering a warm and inviting space to enjoy delicious meals with family or friends. With its french doors leading to a beautiful part-walled garden the kitchen/dining room also boasts built-in kitchen appliances including a stylish Lacanche range cooker, useful recess ideal for use as small computer/office area and a bright, good-sized utility room with Belfast sink.

This delightful apartment features two cosy good-sized bedrooms and a well-appointed bathroom.

One of the highlights of this property is its beautiful part-walled private & sunny west/south-facing garden that cannot fail to impress, creating a tranquil outdoor space where you can unwind and enjoy the coastal village setting.

Don't miss the opportunity to make this apartment your own and experience the best of village living in picturesque Aberdour.

## LOCATION

No.1 Murray Place is a prime residential location with convenience on your doorstep in this sought-after location being close to the beach, harbour, train station and village centre.

Aberdour is a beautiful coastal village steeped in history situated on the north coast of the Firth of Forth. The village is nestled between Burtisland to the east and Dalgety Bay to the west. The delightful winding streets have an array of gift shops, a delicatessen and shopping for everyday requirements including golf club, church, tennis club, sailing club, bowling club, a 13th Century castle and numerous cultural associations for both adults and children including the 10 day annual Aberdour Festival that is a highlight of the summer. It is a wonderful place for family or village life. Aberdour is served by a main line train station with links to the Fife circle, Edinburgh and the South approximately five miles east of the M90 together with a regular and local bus service and therefore ideal for commuters. There are two beautiful award-winning beaches at Silver Sands which are linked by the Fife Coastal Path. The local nursery and primary school, mainline train station and the award-winning Silver Sands beach are within walking distance of the property.

Nearby Dunfermline is Scotland's historic capital and it has a broad range of amenities including professional services, a good retail offering and leisure facilities.

## KEY FEATURES

- \* Edwardian Lower Villa Ground Floor Flat
- \* Highly Sought-After Village Setting
- \* All-On-The-Level Accommodation
- \* Character & Charm
- \* Impressive Lounge with Period Features
- \* Stunning Cottage Kitchen/Dining Room (Appliances)
- \* Large Utility Room
- \* 2 Good-Sized Bedrooms
- \* Refitted Bathroom
- \* Gas Heating & Double Glazing
- \* Beautiful private part-walled garden

## GARDEN

French doors from the kitchen/dining room lead to your own delightful private enclosed garden in a lovely hideaway setting that will delight all who view. The sunny garden features an easily maintained paved mono bloc seating area with attractive mature flowering borders and fence/stone wall surround providing a high degree of privacy. Garden shed. Access from side of property to Murray Place and small walled front garden.

## EXTRAS

All fitted floor coverings, built-in kitchen appliances and timber garden shed are included in the sale.

## ARRANGE A VIEWING

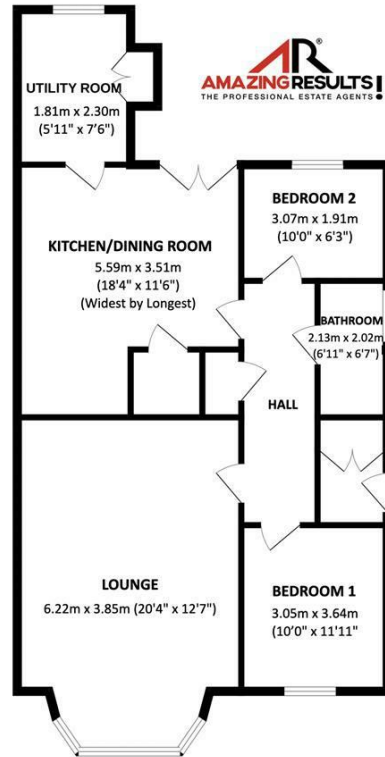
Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today, 01383 699000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

## WANT TO MAKE SURE YOU'RE GETTING THE BEST MORTGAGE

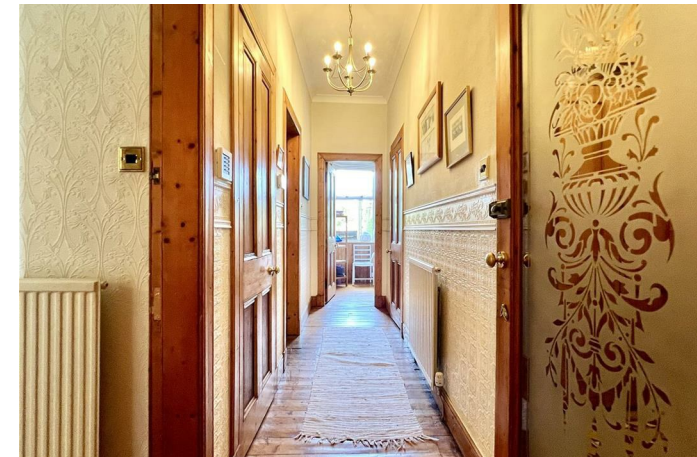
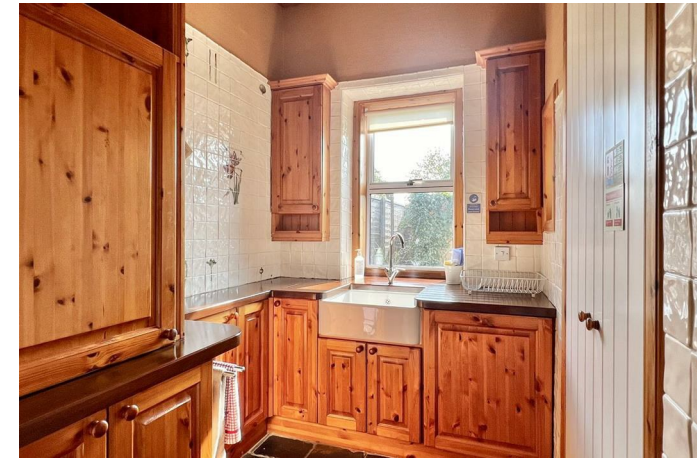
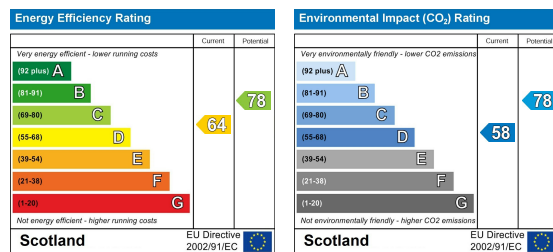
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To view this property call Colin Jenkins on 0800 999 1565



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