



Morgans

PROPERTY

1 Lower Glebe, Aberdour, KY3 0XJ

Offers Over £439,000







Well appointed within private road of similar homes is this deceptively spacious detached villa with views over the River Forth from the upper levels. The property is generous throughout and briefly comprises entrance hallway, w.c facilities, office/study, lounge, separate dining room and breakfasting kitchen. Access to attic. On the lower ground level there are three double bedrooms, hallway leading to rear door and gardens, utility room and family bathroom with overhead electric shower. The driveway gives access for several vehicles leading to double detached garage. Lovely gardens to the front and rear which provide a child and pet safe environment. Mainly laid to lawn with mature trees and plants surrounding. The property is double glazed with gas central heating.





LOCATION

The property is situated in a private street in the picturesque village of Aberdour. The village is in a sought after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of Village life. Aberdour offers something for everyone, as there are two sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is located close to the property and there is a Primary School and variety of shopping facilities for day-to-day necessities. Silver Sands Beach is a short walk away with Sailing, Tennis and Bowling Clubs nearby. This is an idyllic location whilst most comprehensive amenities are available nearby in Dunfermline and Kirkcaldy. Easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy within convenient commuting distance. The Village boasts its own railway station offering regular commuting services to Edinburgh and local towns within the Fife Circle together with a regular and local bus service.

EXTRAS INC. IN SALE/AGENTS NOTE

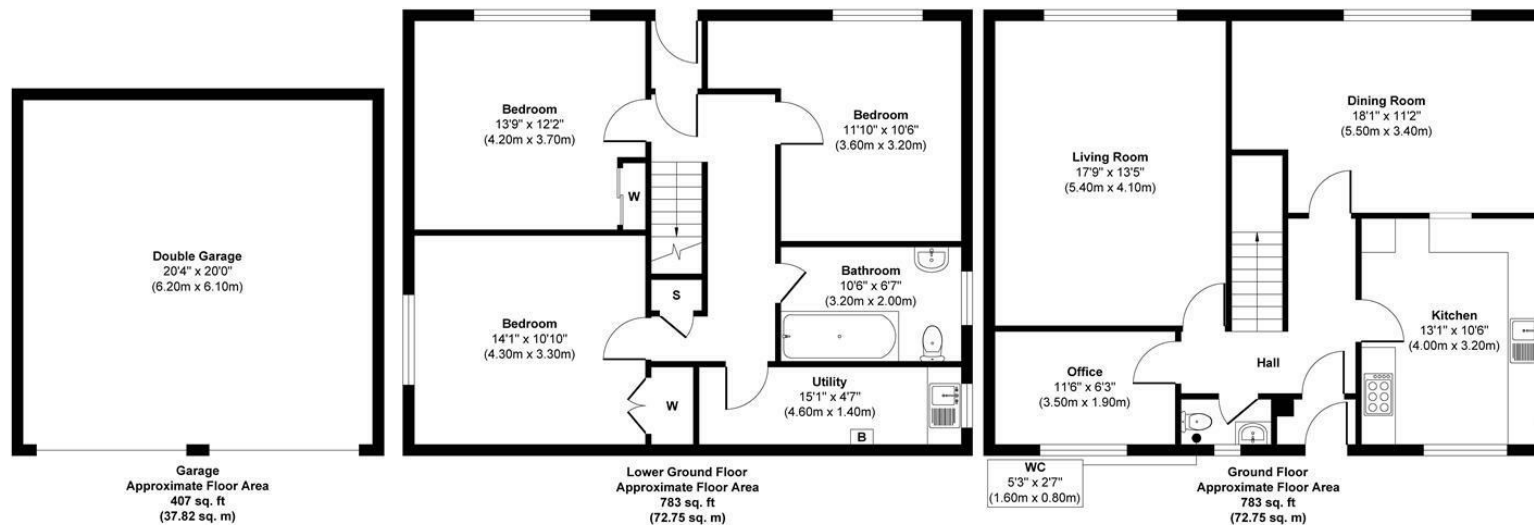
All floor coverings, blinds, bathroom and light fittings (not including the family area fitting) together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.









Approx. Gross Internal Floor Area 1973 sq. ft / 183.32 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.