



Morgans

PROPERTY

32 Bellhouse Road, Aberdour, KY3 0TL

Offers Over £599,950







Unique opportunity to acquire this deceptively spacious and extended four bedroom detached bungalow occupying an enviable cul-de-sac plot with stunning views of the Firth of Forth and beyond in the charming seaside coastal village of Aberdour. Ideally situated to access coastal paths and local amenities this family home would suit any discerning buyer looking for a property which is offered in move in condition. Having been upgraded by the present owners over the last few years, it benefits from private gardens to the front, side and rear with the potential to extend further. The accommodation is modern and stylish throughout and briefly comprises entrance vestibule, reception hallway, front facing lounge with bay windows maximising sea views, open plan dining kitchen leading to sun lounge, principal bedroom with en-suite, three further bedrooms and family bathroom. A study and utility room completes the accommodation. There is excellent storage throughout and access to attic. The gardens and grounds are beautifully maintained, mainly laid to lawn with decked area, plants and shrubs. Countryside views to the rear create an idyllic haven, a great entertaining home. The driveway for several vehicles leads to a spacious double garage. The property is double glazed with gas central heating.





LOCATION

The property is situated 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, with 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 more 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 (apart from fittings in hall, porch and study) together with integrated appliances.

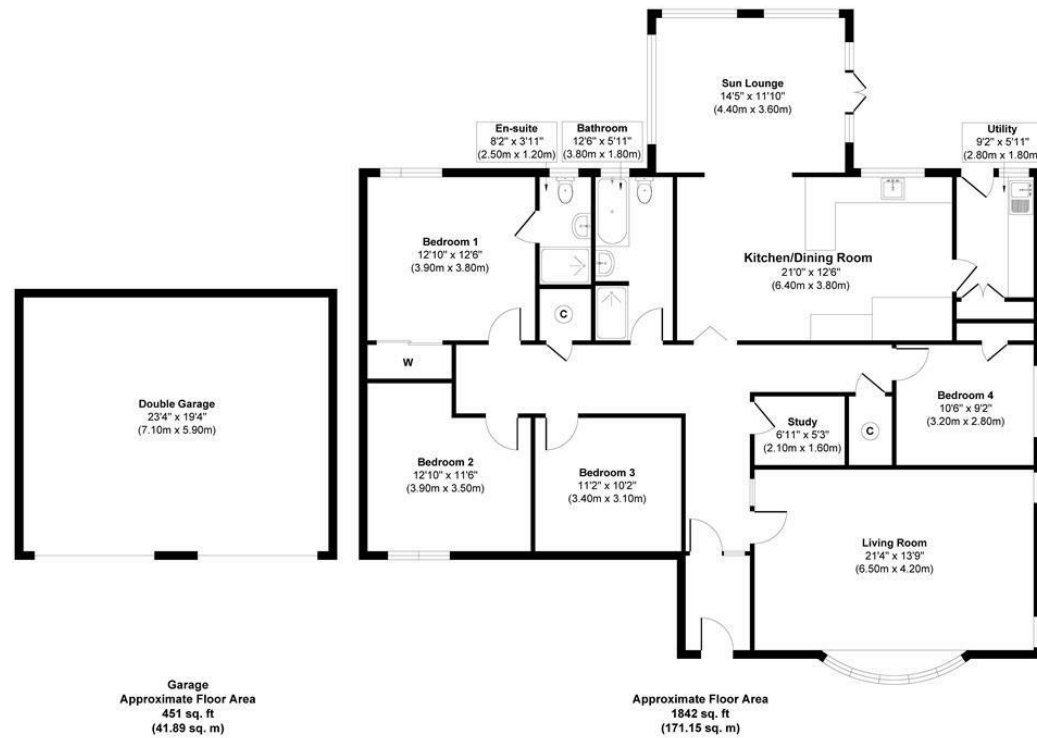
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 2293 sq. ft / 213.04 sq. m
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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.