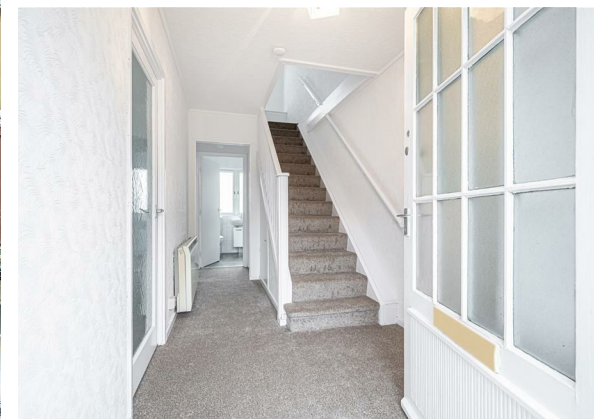




Morgans

PROPERTY

12 Humble Terrace, Aberdour, KY3 0XP

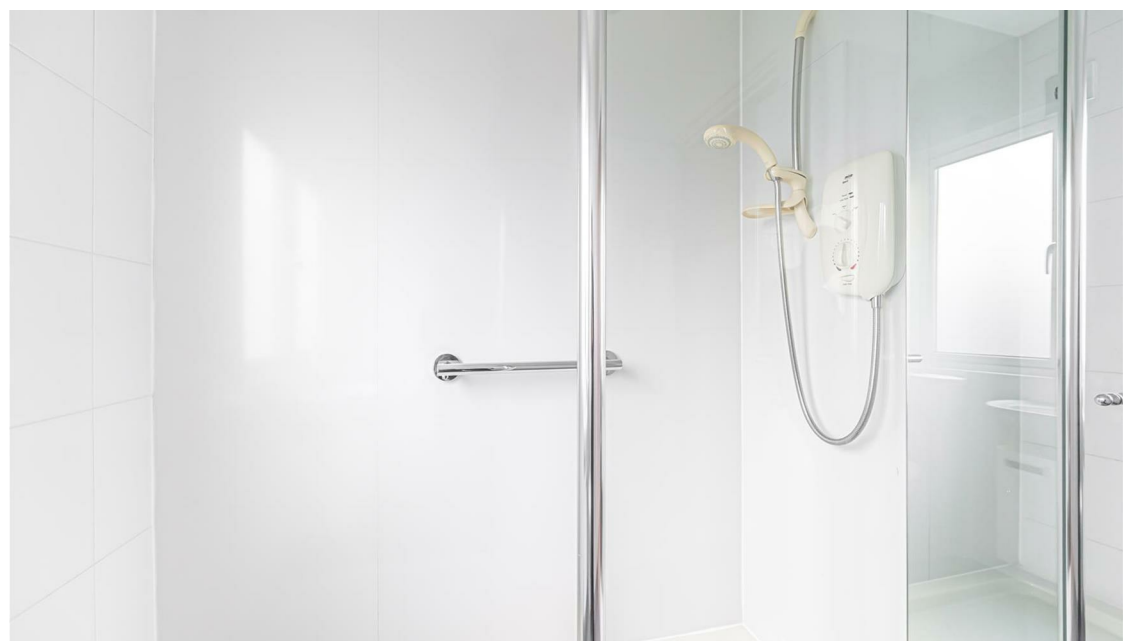
Offers Over £199,950







Excellent family home situated in the ever popular coastal village of Aberdour. The property is well presented and fresh throughout offering generous accommodation within quiet cul-de-sac. Early entry is available and briefly comprise entrance hall, good storage, front facing lounge with built in storage and fireplace, modern fitted kitchen with appliances and stylish shower room. On the upper level and landing there is more storage and open views towards the Forth and Pentlands. There are three good sized double bedrooms and access to attic. The gardens are well maintained to the front and rear, fully enclosed providing a child and pet safe environment. Sunny outdoor space and patio areas, an idyllic haven. The property is double glazed with electric heating.





LOCATION

The property is situated in a pleasant location 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

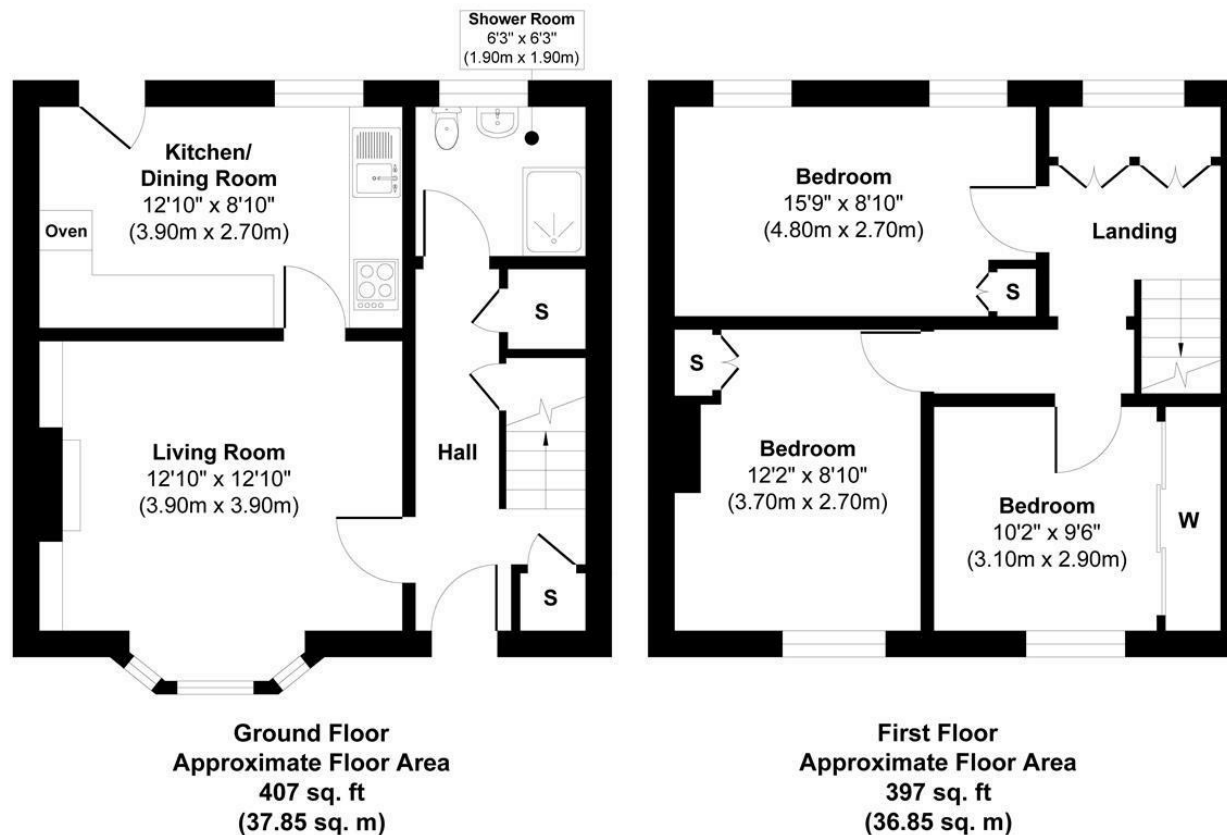
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









Approx. Gross Internal Floor Area 804 sq. ft / 74.70 sq. m

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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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.