



Malcolm Jack
& Matheson

15 Inch Avenue, Aberdour
KY3 0TF



OFFERS OVER
£360,000

BEAUTIFULLY PRESENTED AND GENEROUSLY PROPORTIONED THREE-BEDROOM SEMI-DETACHED VILLA, FEATURING CHARMING GARDENS, DRIVEWAY, AND A SINGLE GARAGE. IDEALLY SITUATED WITHIN A PEACEFUL AND SOUGHT-AFTER RESIDENTIAL AREA OF ABERDOUR.

**ENTRANCE HALL
LOUNGE & DINING AREA
FULLY FITTED KITCHEN
DINING ROOM
CONSERVATORY
3 BEDROOMS WITH BUILT IN CUPBOARDS
ATTRACTIVE FRONT AND REAR GARDENS
DRIVEWAY
SINGLE GARAGE
DG & GCH
EPC C**



SITUATION

Aberdour is a picturesque coastal village in Fife, Scotland, situated along the northern shores of the Firth of Forth. Renowned for its beautiful beaches, historic charm, and welcoming community, it offers a perfect balance of tranquillity and convenience. The village boasts a range of local amenities, including independent shops, cafés, schools, and leisure facilities, as well as the award-winning Silver Sands Beach and Aberdour Castle. Excellent transport links, including a train station with direct services to Edinburgh, make Aberdour an ideal location for commuters seeking a peaceful coastal lifestyle within easy reach of the capital.

PROPERTY

Well-presented and spacious, three-bedroom, semi-detached villa, with beautiful gardens to the front and

rear of property. Property also boasts driveway for up to 3 cars and a single garage, located in a quiet estate, in the heart of Aberdour.

Internally, the accommodation comprises entrance hall, lounge, dining area, kitchen with a utility area, dining room/office, conservatory, three bedrooms, modern family bathroom, gas central heating, double glazing, and benefits from solar panels.

Externally this property boasts well-kept front and rear gardens, enhancing kerb appeal and providing a private outdoor retreat. The front features a neat lawn with mature shrubs, a driveway, and a single garage. The enclosed rear garden offers a lawn, patio area, and outbuilding for storage or a workshop, combining practicality and charm in a peaceful setting.

ACCOMMODATION

HALL

Bright entrance hall with laminate flooring. Radiator. Carpeted staircase. Built in cloak cupboard. Telephone point.

LOUNGE 4.40M X 3.60M (14'5 X 11'10)

Spacious lounge with window to the front. Fireplace. Radiator. TV. point. Carpet.

DINING AREA 3.00M X 2.70M (9'10 X 8'10)

Space ideal for dining table or additional seating. Radiator. Carpet.

KITCHEN 3.20M X 2.20M (10'6 X 7'3)

Modern fully fitted kitchen. Integrated double oven,



electric hob, cooker hood, sink and drainer, dishwasher, fridge & freezer. Window through to the conservatory. Also includes utility area offering additional storage, freestanding washing machine and a wooden clothes pulley. Radiator. Laminate flooring.

DINING ROOM / OFFICE 3.50M X 3.10M (11'6 X 10'2)

Entrance through double doors. Window to rear. Radiator. TV point. Door leading to conservatory. Laminate flooring.

CONSERVATORY 4.30M X 2.50M (14'1 X 8'2)

Bright conservatory space. French doors to back garden. Laminate flooring.

LANDING

Window to side. Carpet.

BEDROOM ONE 3.80M X 3.00M (12'6 X 9'10)

Spacious double bedroom. Built in cupboard. Window to front. Radiator. Carpet.

BEDROOM TWO 4.20M X 2.70M (13'9 X 8'10)

Spacious double bedroom. Built in cupboard. Window to rear. Radiator. Hatch to attic space. Carpet.

BEDROOM THREE 3.30M X 2.70M (10'10 X 8'10)

Bedroom with window to front. Built in cupboard. Radiator. Carpet.

BATHROOM

Modern white three-piece suite comprising bath with mixer shower WC. Fitted vanity unit with integrated wash hand basin and units for storage. Radiator. Opaque window to the rear. Laminate flooring.

GARDENS & GROUNDS

The property is complemented by well-maintained front and rear gardens, offering both kerb appeal and a private outdoor retreat. The front garden features a neat lawn bordered by mature shrubs and planting, creating an inviting entrance to the home. To the side, a driveway provides off-street parking and leads to a single garage, offering additional convenience.

To the rear, the enclosed garden enjoys a peaceful backdrop with a mix of lawn, hedging, and established greenery, ideal for relaxing or entertaining. A paved patio area provides space for outdoor seating, while an additional outbuilding offers useful storage or workshop potential. Together, these outdoor spaces deliver a perfect blend of practicality and charm in a tranquil setting.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings

are included in the sale together with the integrated kitchen appliances and free-standing washing machine.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 125.1 sq m / 1347 sq ft
 (Excluding Outbuilding)



First Floor



Ground Floor



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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