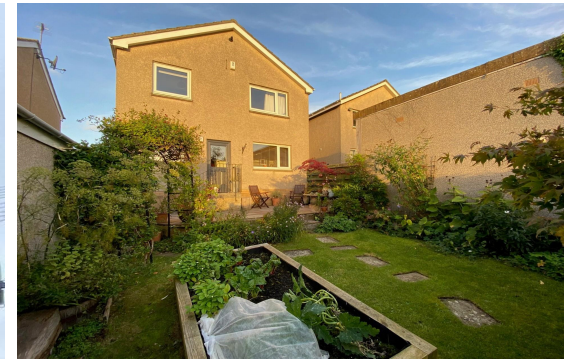


**J & G
WILSON**

37, St Fillans Crescent, Aberdour, KY3 0XF.

A quality 4 bedroom detached villa in a cul-de-sac near the school. Offers over £375,000.







Particulars of Sale

37, St Fillans Crescent, Aberdour, KY3 0XF.

Dalgety Bay 3.5 miles, Dunfermline 8 miles, Edinburgh Airport 16 miles, Edinburgh 19 miles & St Andrews 37 miles.

A quality 4 bedroom detached villa only a short walk from the village primary school and rail station.

Offers over £375,000

PARTICULARS OF SALE

SITUATION

37 St Fillans Crescent enjoys a prime position on the east side of Aberdour. It is set in a quiet cul-de-sac near all village amenities.

The village has a fine range of facilities within immediate walking distance including local shops, cafes, pubs, specialist shops, churches, bowling club, tennis club, parks and excellent sailing facilities. There is a village primary school and nursery, and the high school catchment is Inverkeithing. The commuter links from the village include local bus services, a main line rail station with regular Edinburgh services and good road links to The Forth Crossing and M90.

Dalgety Bay is nearby and offers a good range of shops, supermarkets and leisure facilities.

The extensive amenities of Dunfermline include excellent shopping facilities, edge of town retailers, banks, professional offices and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A spacious 4 bedroom detached family home with accommodation extending to 1,237 square feet (115 sq m).

The property offers a reception hall, a downstairs toilet, a spacious lounge with a log burning stove, a dining room open plan to the fitted kitchen, an upper floor landing, 4 bedrooms and a bathroom with a 3 piece white suite and above bath shower.

The specification includes a gas fired central heating system, double glazing and an excellent range of in-built storage space.

Outside the property has lovely west facing gardens to the rear. They are mainly in grass with mature borders and there is a paved sitting area. The front gardens are in grass with mature trees. There is a side driveway providing excellent parking for 2-3 cars and leading to the detached single garage.

Viewing is strongly recommended to appreciate the quiet setting and the spacious accommodation on offer.

GENERAL INFORMATION

VIEWING Please call Duncan Fergusson on 07979 105615 or telephone J & G Wilson on 01577 862302. contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band E.

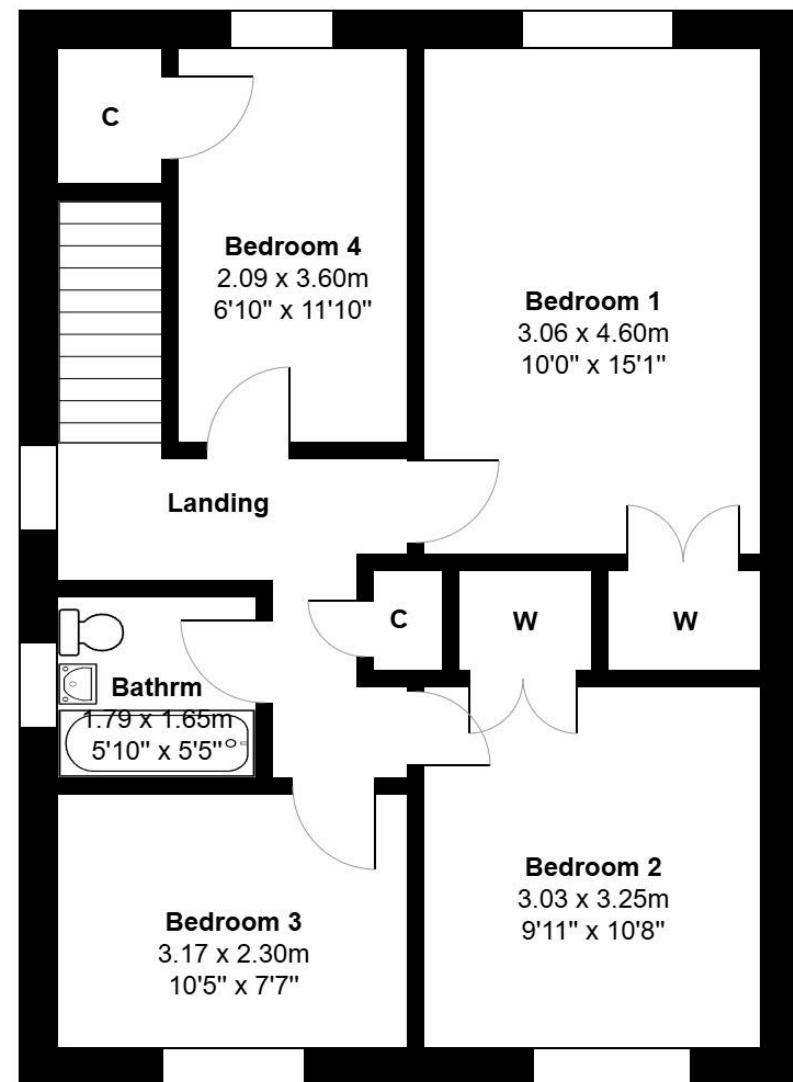
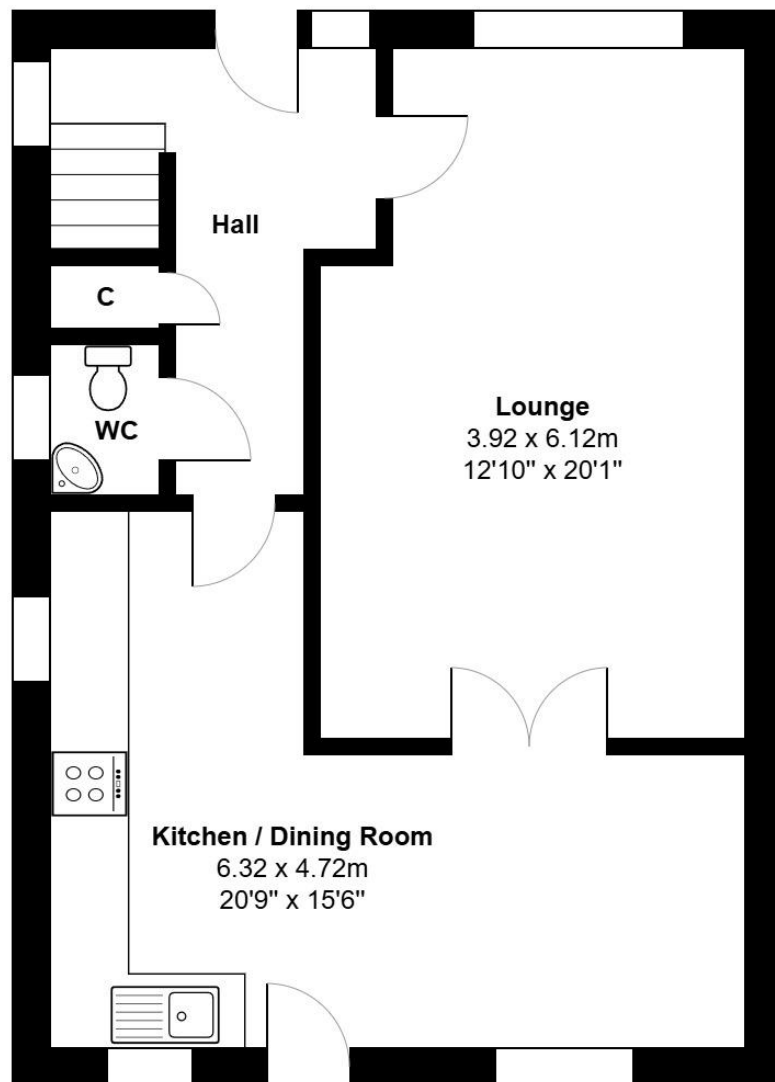
ENERGY RATING The property is rated as C (74).

Particulars prepared September 2025.



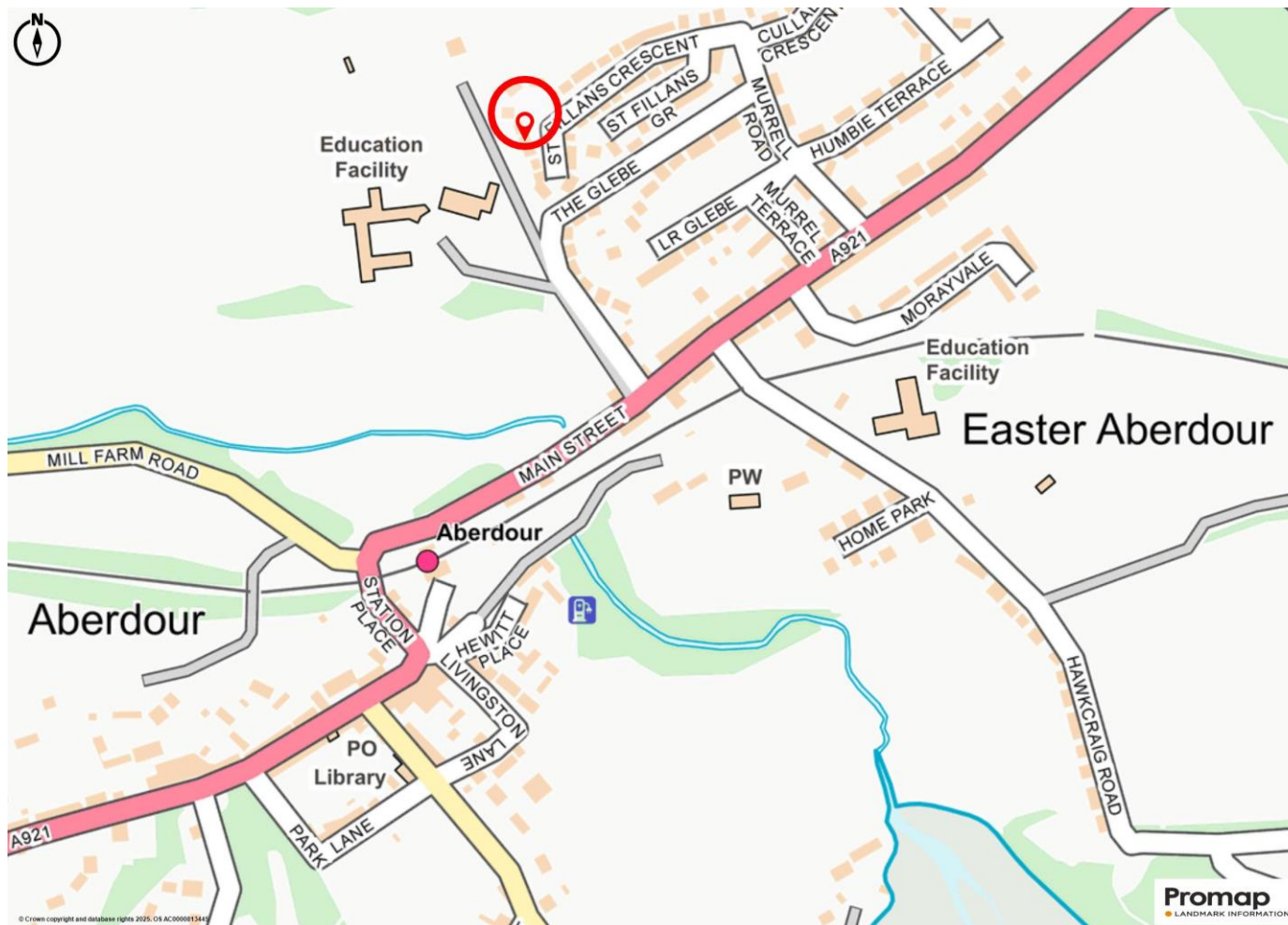






37, St Fillans Crescent,
Aberdour,
KY3 0XF.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302

E: contact@jgwilson.co.uk

www.jgwilson.co.uk