

10 St. Fillans Grove

ABERDOUR, FIFE, KY3 0XG



*MAGNIFICENT FOUR BEDROOM
DETACHED HOUSE WITH STUNNING VIEWS*



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Accessed through the main front door, this beautifully extended four-bedroom executive villa is located in the sought-after area of Aberdour, Fife.

Upon entry, a bright inner hallway leads you to a spacious, light-filled lounge with dual-aspect windows, offering panoramic views to the front. This versatile space allows for multiple furniture configurations, making it perfect for family living. Access to the garage is from the hallway and a large utility cupboard (plumbed with a washing machine and sink) give ample storage.



The split-level home gives access to a WC and the large, well-appointed kitchen, featuring ample floor and wall units, and French doors opening to the rear gardens. A small patio area is the perfect retreat for those morning coffees. Off the kitchen, a dedicated dining room comfortably seats a large table, ideal for gatherings with family and friends.



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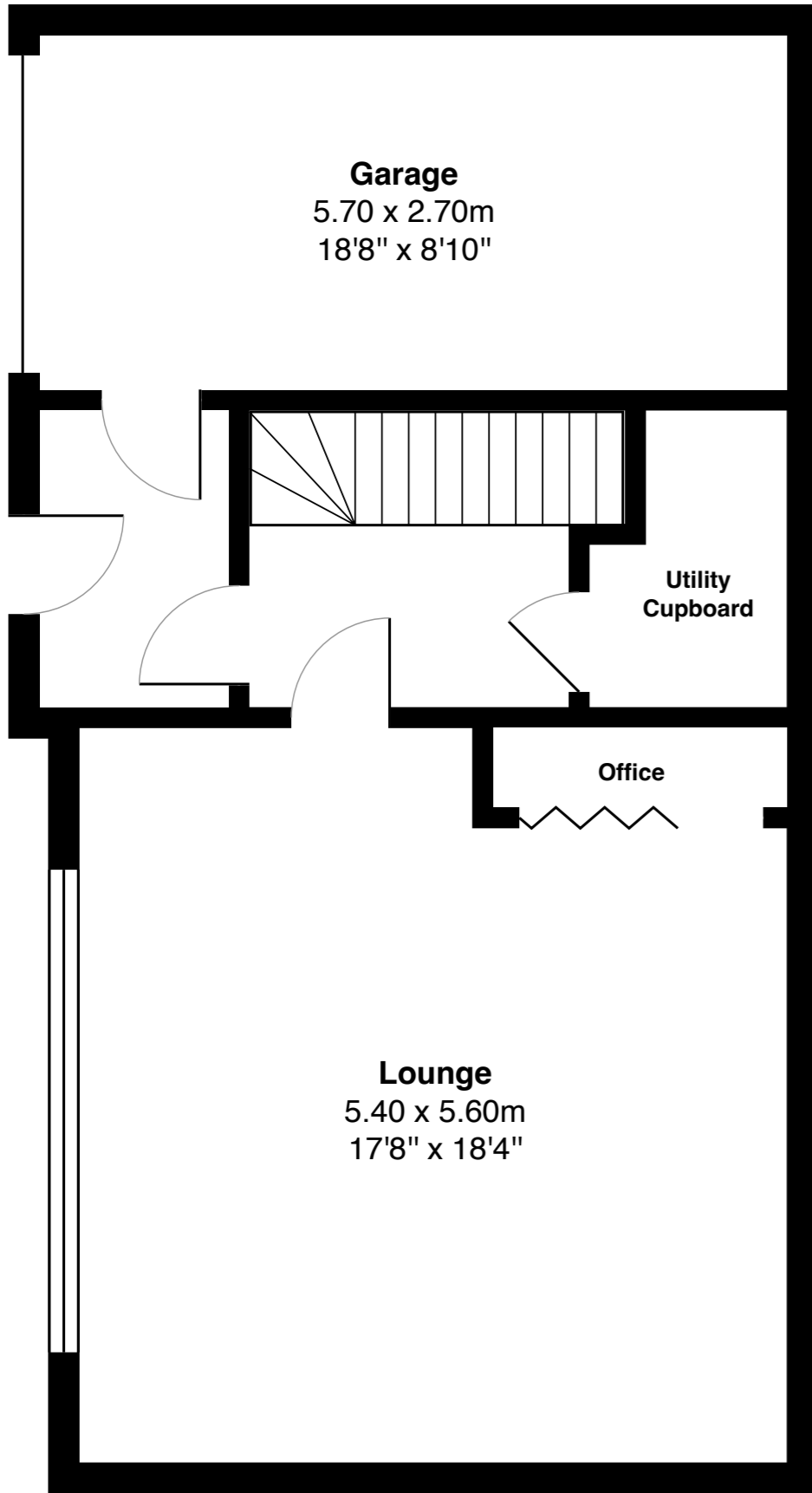
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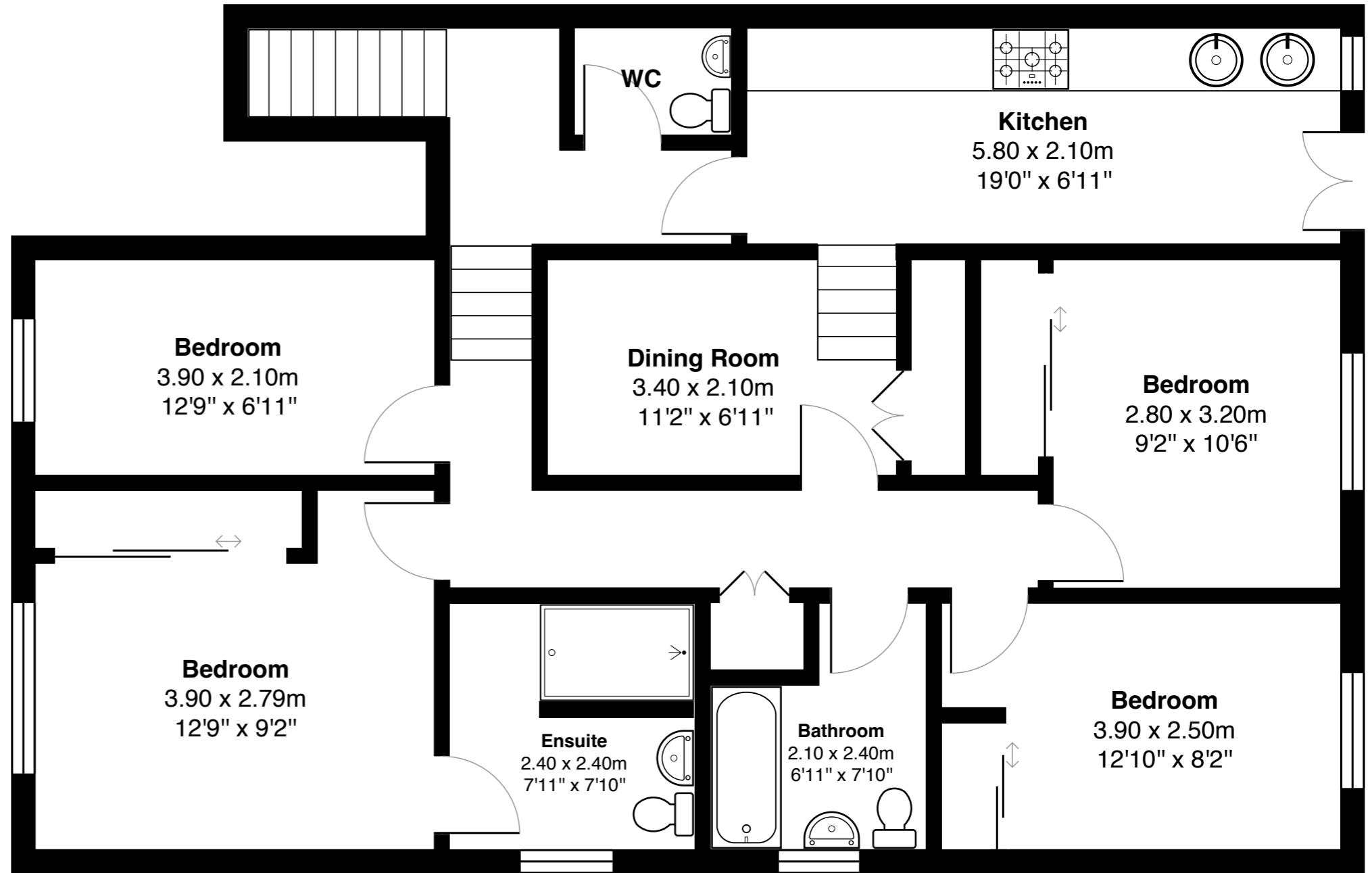
The upper level offers four generous double bedrooms, with the master enjoying stunning countryside views and a luxurious, fully tiled walk-in shower room. A beautifully designed three-piece family bathroom, with shower over bath, is also on this level.







Gross internal floor area (m²): 133m²
EPC Rating: D





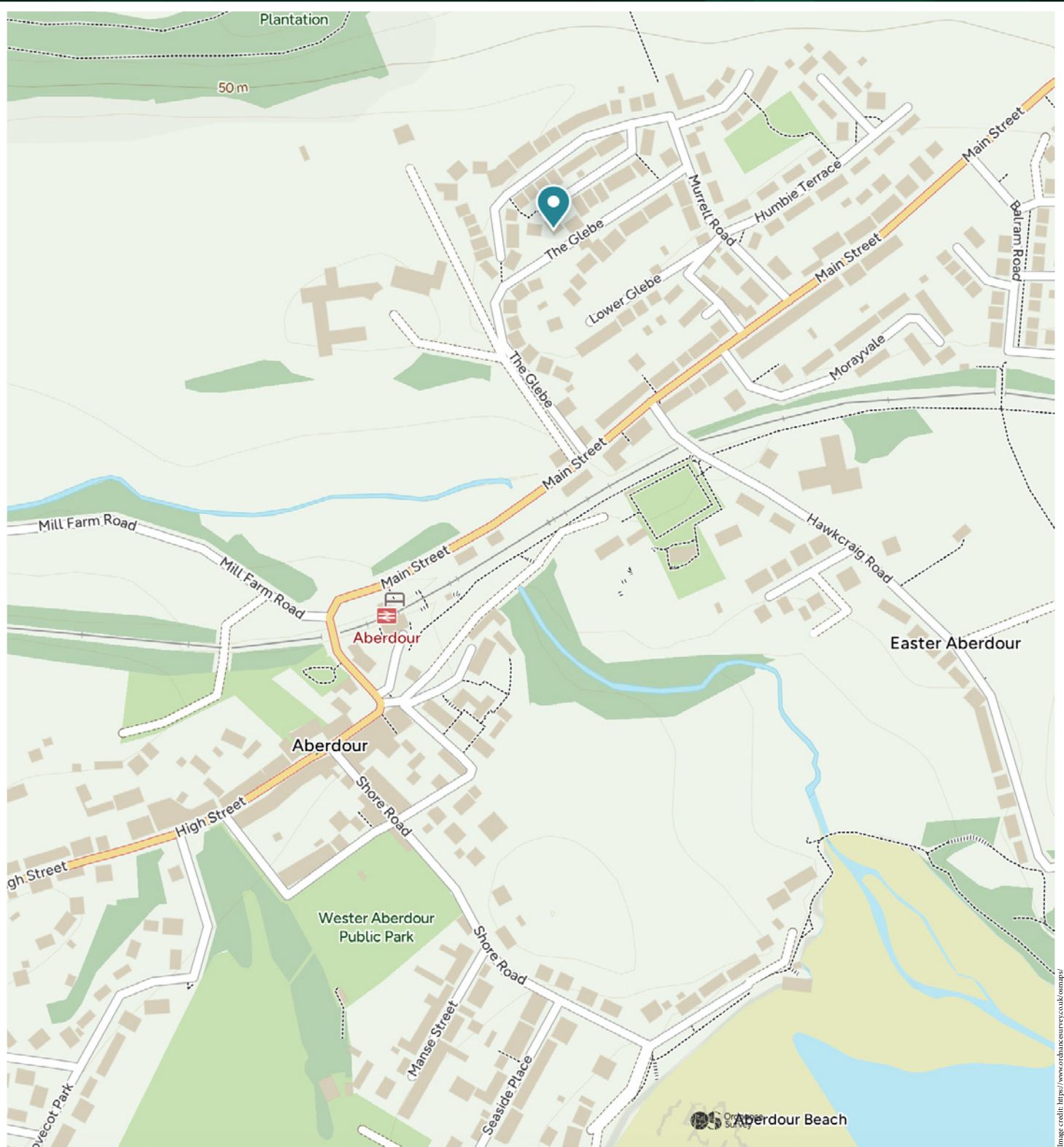
The gardens sweep around the property, offering various outdoor spaces for summer living, fully enclosed and child and pet-friendly. The rear garden is also fully private and not overlooked, and includes two sheds for additional storage. Off-street parking is provided to the front, with a large driveway for two vehicles and access to an integrated garage. This is a must-see home to appreciate the accommodation and the prime location on offer.



10 St Fillans Grove enjoys a peaceful and highly desirable position within the charming and historic coastal village of Aberdour. Located on the northern shores of the Firth of Forth, Aberdour is renowned for its picturesque scenery, welcoming community, and excellent local amenities. The village offers a tranquil yet well-connected setting, making it a popular choice for both families and professionals seeking quality of life within easy reach of Edinburgh.

Aberdour boasts a rich heritage, with highlights including the 12th-century Aberdour Castle and beautifully maintained gardens, as well as one of Fife's most popular beaches, Silver Sands, which is just a short walk from the village centre. The area is perfect for outdoor enthusiasts, offering coastal paths, woodland walks, and sailing opportunities, all set against the stunning backdrop of the Forth.

The village itself provides a selection of local shops, cafés, and restaurants, along with a well-regarded primary school and an active community calendar. For commuters, Aberdour Railway Station offers regular direct services to Edinburgh in under 35 minutes, while road links connect easily to the A921 and M90 for broader access throughout Fife and beyond.



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