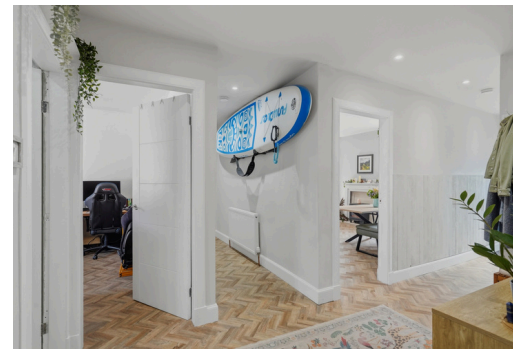




95 High Street
Aberdour, KY3 0SJ

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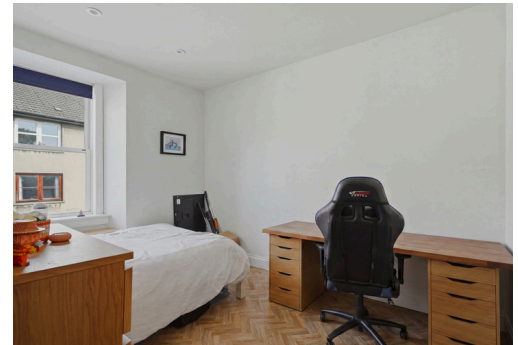


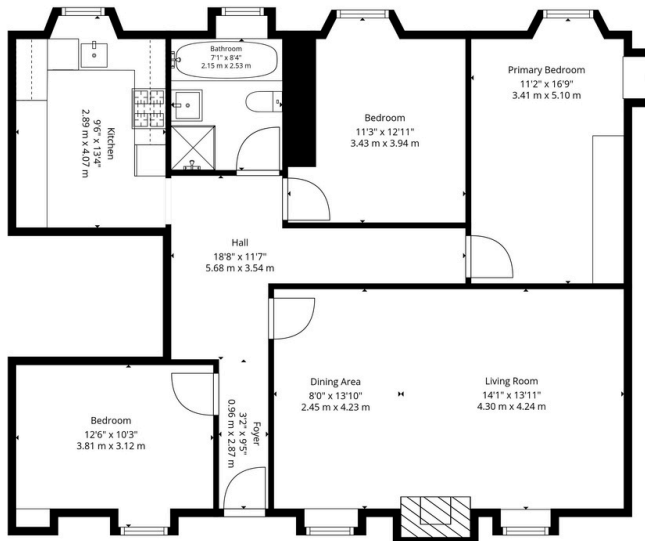
FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Section in Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



Enjoying a prime setting within the picturesque coastal village of Aberdour, this immaculately presented first floor flat, enjoys a prime location just a short stroll from the beach, with a variety of local shops, cafés, and everyday amenities close at hand. In move-in condition the accommodation comprises; a large welcoming entrance hallway, bright and spacious living room/ dining room with featured wood burning stove, separate stylish kitchen, three good-sized double bedrooms and a modern style bathroom with separate shower and bath. Externally, there is a private garden section to the rear along with a shared drying green. The property features double glazing and gas central heating and has free on-street parking available in the area. Included in the sale are the fitted carpets and floor coverings, oven, hob and hood. All appliance included in the sale are sold as seen with no warranty provided.





Total: 1102 sq. Ft. 102 m²
 1st Floor: 1102 sq. Ft. 102 m²
 Excluded Areas: Fireplace: 10 sq. Ft. 1 M², Walls: 81 sq. Ft. 8 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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