

108 MAIN STREET
ABERDOUR, BURNTISLAND, KY3 0UH

CURRAN & CO
PROPERTY



108 MAIN STREET ABERDOUR, BURNTISLAND, KY3 0UH

FIXED PRICE £295,000



- Beautifully Presented Victorian Lower Villa
- Impressive Living Room
- Contemporary Dining Kitchen & Cellar/Utility
- Three Generous Bedrooms
- Modern Family Bathroom
- Front & Rear Gardens
- Views of The Firth of Forth
- Sought-After Coastal Village Location



Description

108 Main Street is a beautifully presented Victorian main-door lower villa, offering bright, spacious accommodation in true move-in condition. The property enjoys a number of notable features including an upgraded kitchen, views towards the Firth of Forth and a private southeast-facing rear garden, all set within the highly sought-after coastal village of Aberdour.

The accommodation comprises a welcoming entrance foyer leading to a central hallway; an impressive living room featuring ornate corning, a fitted window seat with storage, and a shelved press. It has a contemporary dining kitchen, complete with fitted units, solid bamboo worktops, tiled splashback, integrated self-cleaning electric oven, induction hob, extractor hood and dishwasher, with

space for a dining table and chairs, including a further fitted window seat with storage; and a stable-style back door.

There are two well-proportioned double bedrooms, one with an attractive original fireplace, together with a third bedroom/home office benefitting from fitted storage and shelving. The modern family bathroom is finished to a high standard and includes a bespoke bath with shower over, glass screen, heated towel rail and built-in storage. Further benefits include gas central heating and double glazing throughout.

A sizeable cellar, accessed from the rear garden, provides excellent utility and additional storage space.

Externally, the property enjoys a front

garden with gated path and established planting, along with a private enclosed rear garden which is southeast-facing and incorporates a lawn, mature borders, patio area and a substantial summer house offering further storage.

Extras

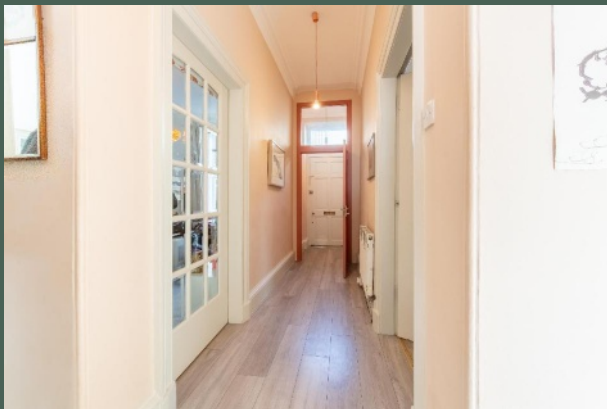
Extras to be included in the sale are all blinds, integrated kitchen appliances and the freestanding fridge/freezer.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band C.







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33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

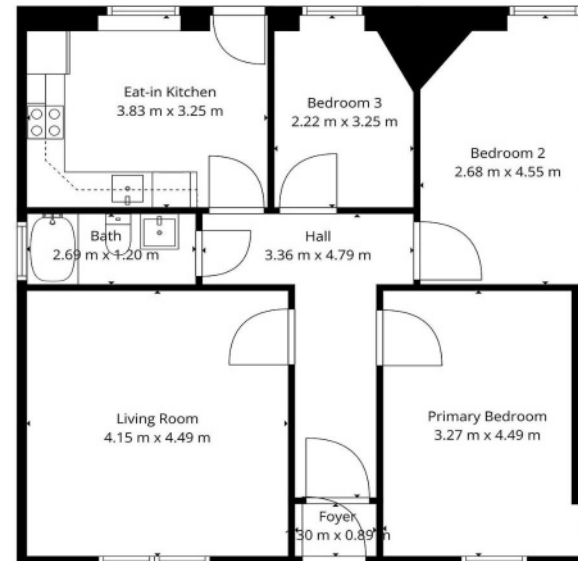
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Approx. Gross Internal Area:
882.641 Sq Ft (82 Sq M)

For identification purposes only. Not to scale.



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.