










Offers Over
£285,000

12 Park Lane

Aberdour | Fife | KY3 OTN

A fantastic opportunity has arisen to purchase this charming and generously proportioned traditional main door flat set within the sought-after coastal village of Aberdour, close to excellent local amenities, transport links and a stone's throw from the beautiful beach. The property offers flexible accommodation, and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  3 Public rooms
-  1 Shower Room
- Utility Room
-  Private garden to front
-  On-street parking
- External storage
-  EPC rating - D
-  Council tax band – E



Description

In brief the attractive accommodation comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage cupboard, spacious and bright bay-windowed reception room with fabulous views across to the parkland, sea and beyond, two well proportioned double bedrooms, functional wet room, light and airy dining room which leads to the fitted kitchen with wall and floor mounted units, useful utility room, generously proportioned rear sitting room with door providing access to rear garden and further double bedroom. The property provides excellent potential to create a fine home with flexible accommodation on offer.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated oven/hob, dishwasher and washing machine.

Gardens & Parking

To the front of the property there is a beautifully maintained private garden offering fabulous views. To the rear of the property there is a well maintained communal garden and private external storage cupboard. Ample on-street parking can be found within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

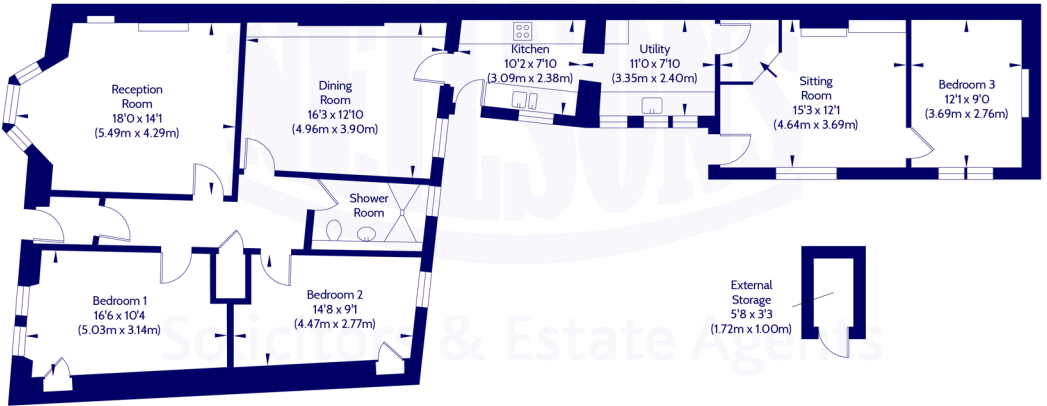
The property is situated in a peaceful residential location in the picturesque village of Aberdour. The village is in a sought after community situated on the northern shores of the Firth of Forth. Aberdour offers something for everyone, as there are two sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is also located close to the property and there is nursery and primary schooling and variety of shopping facilities for day-to-day necessities. Silver Sands Beach is a short walk away with Sailing, Tennis and Bowling Clubs nearby. This is an idyllic location whilst most comprehensive amenities are available nearby in Dunfermline and Kirkcaldy. There is easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy all within easy reach. The Village boasts its own railway station offering regular commuting services to Edinburgh and local towns within the Fife Circle together with a regular and local bus service.





Approx. Gross Internal Floor Area 130 Sq M / 1404 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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