



Malcolm Jack
& Matheson

Kincraig, Murrell Road, Aberdour
KY3 0XN



**OFFERS OVER
£320,000**

BEAUTIFULLY PRESENTED AND GENEROUSLY PROPORTIONED THREE-BEDROOM SEMI-DETACHED VILLA, FEATURING CHARMING GARDENS AND A DRIVEWAY. IDEALLY SITUATED WITHIN A PEACEFUL AND SOUGHT-AFTER RESIDENTIAL AREA OF ABERDOUR.

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN
DINING ROOM/BEDROOM
SUNROOM/STUDY
TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
SHOWER ROOM
BATHROOM
ATTRACTIVE FRONT AND REAR GARDENS
DRIVEWAY
DG & GCH
EPC D**



SITUATION

Aberdour is a picturesque coastal village in Fife, Scotland, situated along the northern shores of the Firth of Forth. Renowned for its beautiful beaches, historic charm, and welcoming community, it offers a perfect balance of tranquillity and convenience. The village boasts a range of local amenities, including independent shops, cafés, schools, and leisure facilities, as well as the award-winning Silver Sands Beach and Aberdour Castle. Excellent transport links, including a train station with direct services to Edinburgh, make Aberdour an ideal location for commuters seeking a peaceful coastal lifestyle within easy reach of the capital.

PROPERTY

Well-presented and spacious, this two/three-bedroom semi-detached villa boasts beautiful gardens to the front and rear, lovely sea views, and a private driveway. The

property is set within a quiet area in the heart of Aberdour.

Internally, the accommodation comprises an entrance vestibule, welcoming hallway, bright lounge, dining room/third bedroom, kitchen, a sunroom/study, two double bedrooms, shower room, family bathroom, and ample storage. The property further benefits from gas central heating and double glazing.

Externally, the property features well-maintained, easy-to-care-for front and rear gardens. The front garden includes a terrace with stone chips, ideal for sitting and enjoying views towards the sea and Arthur's Seat. The enclosed rear garden offers generous space, a large potting shed, and is attractively laid with gravel, plants and shrubs. To the side, a slabbed area provides additional seating space and convenient access to the driveway.

ACCOMMODATION

ENTRANCE VESTIBULE

Carpet. Door through to hall.

HALL

Spacious hall. Radiator. Carpeted staircase. Telephone point.

LOUNGE 5.60M X 4.10M (18'4 X 13'5)

Exceptionally spacious lounge with large bay window to the front. Display recess with cupboard below. Fireplace with electric fire. Two radiators. Carpet.

DINING ROOM/BEDROOM 4.20M X 3.10M (13'9 X 10'2)

Currently used as a dining room however this could



make a good-sized double bedroom. Window to the front. Radiator Carpet.

KITCHEN 4.70M X 3.10M (15'5 X 10'2)

Fitted base units. Built in cupboard housing boiler and additional storage space. Free standing gas cooker and washing machine. Integrated sink, drainer and cooker hood. Window to the rear. Window to the side. Door out to the side garden which provides access to the rear and front of the property. Radiator. Vinyl tiled effect flooring.

BEDROOM 4.00M X 3.70M (13'1 X 12'2)

Spacious double bedroom. Large built in double wardrobe. Window to the rear. Radiator. Carpet.

SHOWER ROOM

Modern white four -piece suite comprising walk in shower with electric shower, wash hand basin, WC and bidet. Radiator. Wall mounted storage cabinet. Towel rail. Opaque window to the rear. Vinyl tile effect flooring.

SUNROOM/STUDY 4.10M X 4.00M (13'5 X 13'1)

Bright and open landing can be used as an area for seating. Bay window to the front. Hatch to roof space. Radiator. Carpet.

BEDROOM 6.80M X 3.50M (22'4 X 11'6)

Spacious double bedroom. Large built in double

wardrobe. Window to the front. Velux window for extra light. Radiator. Carpet.

BATHROOM

Three-piece suite comprising bath, wash hand basin and WC. Velux window. Radiator. Laminate tile effect flooring.

GARDENS & GROUNDS

The property is complemented by well-maintained, easy-to-care-for front and rear gardens, offering both excellent kerb appeal and a private outdoor retreat.

The front garden features a terrace with stone chips, ideal for sitting and enjoying views towards the sea and Arthur's Seat.

The enclosed rear garden provides generous outdoor space, including a large potting shed, and is attractively laid with gravel, plants and shrubs.

To the side, a slabbed area makes excellent use of space, offering additional seating and convenient access to the driveway.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine and the gas cooker.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

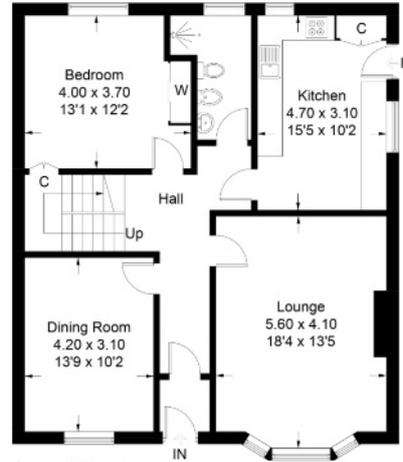
A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

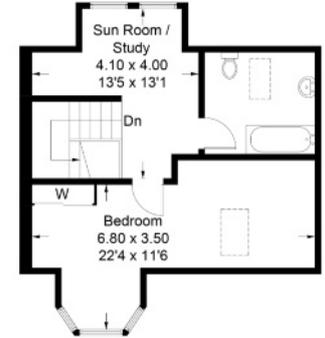
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 129 sq m / 1388 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1278699)

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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