



Stevenson Marshall
Property & Law

2 Cullaloe Crescent
Aberdour, KY3 0XW

Offers over £180,000

2 Cullaloe Crescent, Aberdour

Rarely available, a well proportioned end terraced villa in the desirable seaside village of Aberdour.

There is an excellent internal layout which includes: a reception hallway, full length lounge/dining area, kitchen, upper landing, two bedrooms and modern shower room.

Gas central heating and double glazed windows are installed, with good storage throughout and pleasant outlooks.

Room sizes and accommodation

Entrance hallway

Lounge/dining- 6.32m x 3.57m (20'9 x 11'9)

Kitchen- 3.50m x 2.13m (11'6 x 7'1)

Upper landing

Bedroom 1- 3.95m x 3.24m (12'11 x 10'8)

Bedroom 2- 4.65m x 3.03m (15'3 x 9'11)

Shower room- 1.83m x 1.66m (6'0 x 5'5)

The property boasts most impressive garden grounds, which feature a host of flower beds, shrubs, lawn and mature trees. There is a timber garden shed, south facing aspect to rear, chipped areas and scope to extend (subject to planning). A driveway to side offers ample off street parking for several vehicles.

Cullaloe Crescent is located in the picturesque seaside village of Aberdour, a much sought after coastal village on the northern shores of the Firth of Forth. This popular seaside retreat boasts a fine selection of shops, a post office, tennis courts, hotels, primary school, excellent golf course, mainline rail link (with half hourly services to Edinburgh), pleasant harbour and sandy beach. Aberdour is ideally placed for commuters, with access to the M90 Motorway and the Forth Road Bridges being readily available.

Viewing: An appointment to view can be made by contacting our selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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