



Stevenson Marshall
Property & Law

67 High Street
Aberdour, KY3 0SJ

Offers in the region of £240,000

67 High Street, Aberdour

An individually designed detached bungalow with high specification fixtures and finishing throughout and private south facing garden ground to rear.

There is an excellent internal layout which includes a reception hallway, stunning open plan lounge, quality kitchen, two good sized bedrooms and luxury bathroom.

Reception hallway 4.24m x 1.20m (13'11" x 3'11")
Dining lounge/Kitchen 7.60m x 4.44m (25'0" x 14'7")
Bedroom 1- 3.90m x 2.97m (12'9" x 9'9")
Bedroom 2- 3.05m x 3.63m (10'0" x 11'11")
Bathroom-2.65m x 1.92m (8'9" x 6'3")

Total floor area 69m².

The contemporary kitchen is designed to maximize workspace, storage and light, with NEFF appliances installed, including single oven, 4 ring Induction Hob and integrated fridge/freezer.

Economical electric heating system is installed with lava grey Wifi controlled panel heaters, chrome power-points, spotlights and pendants. There are a variety of bespoke double glazed windows, including two large Velux windows in the lounge and one electrically operated Velux to bedroom 2. The property boasts good storage, fresh decor, pleasant outlooks and both deep pile carpeting and hardwood flooring throughout.

The private garden ground enjoys a generous lawn and peaceful south facing aspect.

The property is located within an almost 'hideaway' setting off the High Street, in the heart of this most desirable coastal village on the northern shores of the Firth of Forth. This popular seaside retreat boasts a fine selection of shops, a Post Office, village bakery, tennis courts, Hotels, Primary School, excellent Golf Course, main line Rail Link (with 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 selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

espc rightmove



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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk