



31 St Fillans Crescent, Burntisland, KY3 OXF

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Rarely available this fabulous four bedroom detached villa offers bright, spacious and flexible accommodation making a wonderful family home arranged over two floors with gardens to the front and rear along with a driveway. The property boasts an enviable plot set in a quiet cul-de-sac in the sought after coastal village of Aberdour and within walking distance to the train station and the local school. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch and welcoming reception hallway.
- Downstairs cloaks comprising WC, and wash hand basin.
- Front facing generously proportioned living room with a feature fireplace and gas fire inset.
- Large dining kitchen equipped with range of wall and base units along with integrated appliances.
- Family room located on the ground floor with a wood burning stove, doors access the rear garden.
- Front facing double bedroom with built in wardrobe storage.
- Rear facing double bedroom with built in wardrobe storage.
- Double bedroom front facing with a useful storage cupboard.
- Single bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Gardens to the front and to the rear.
- Driveway.



## Location

Aberdour is a beautiful coastal village steeped in history situated on the north coast of the Firth of Forth. The delightful winding high street has an array of gift shops, a delicatessen and shopping for everyday requirements. The village is nestled between Burntisland to the east and Dalgety Bay to the west. Aberdour is served by a main line train station with links to the Fife circle, Edinburgh and the South. There are two beautiful award winning beaches at Silver Sands which are linked by the Fife Coastal Path. The local primary school is of good repute.

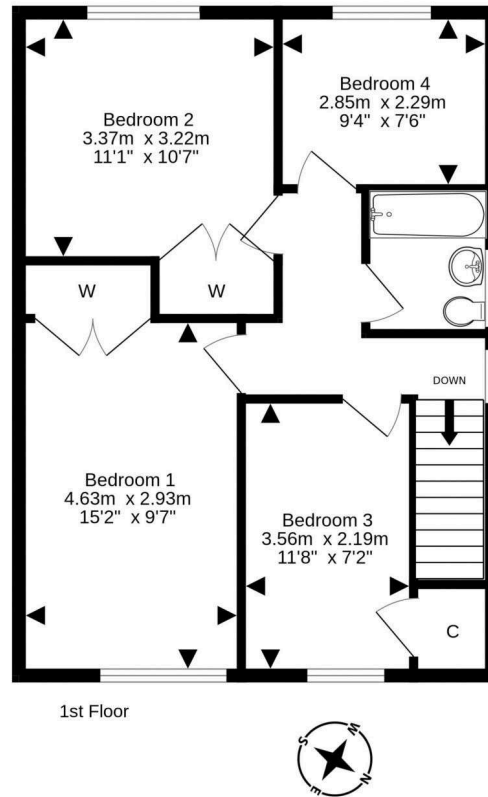
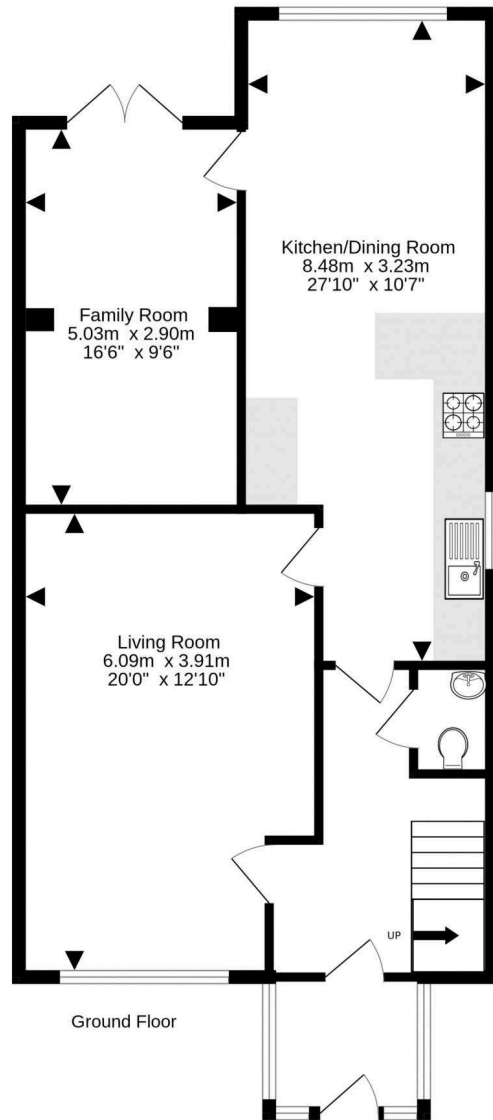
## Extras

Included in the sale are the integrated kitchen appliances, window and floor coverings and fixtures & fittings.

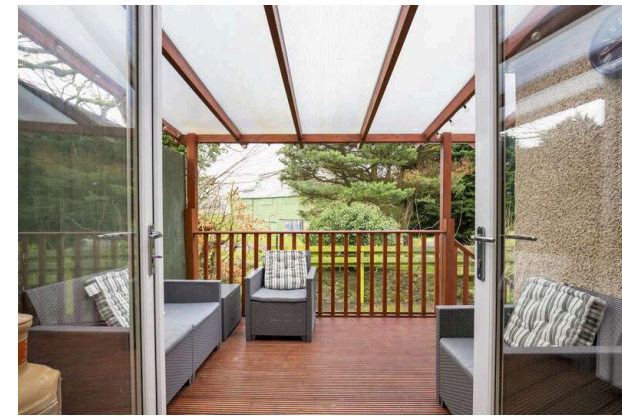
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

