



Morgans

PROPERTY

37 Main Street, Aberdour, KY3 0UG

Offers Over £490,000



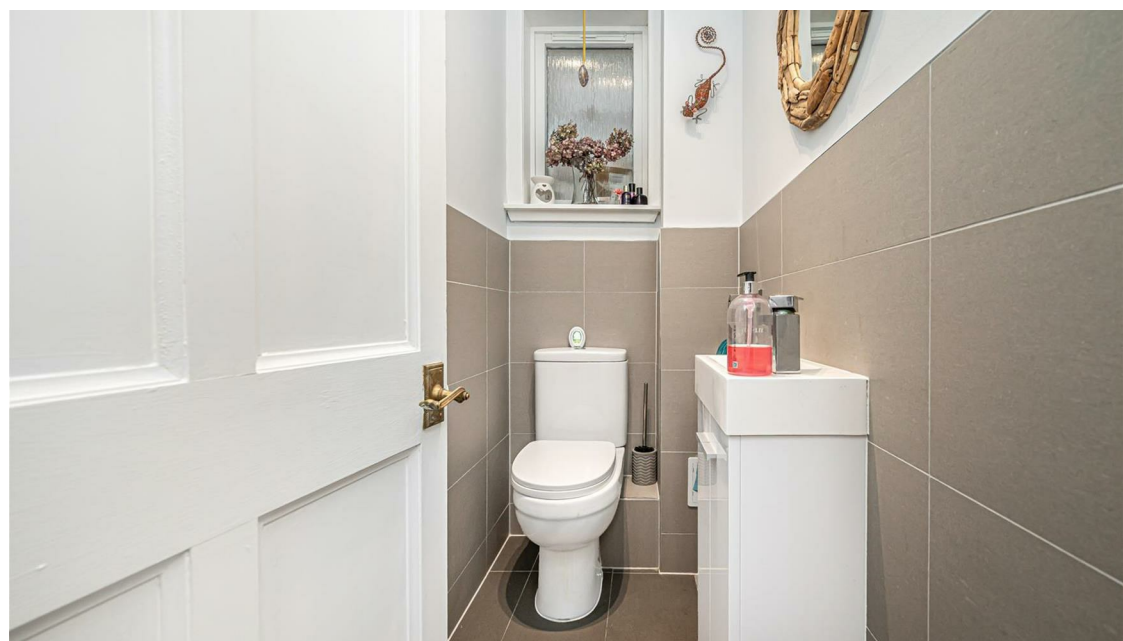








This family home offers excellent accommodation within the village of Aberdour. It is a credit to the present owners who have upgraded the property over the years to provide a stunning villa with deceptively spacious gardens and grounds with driveway providing off street parking for several vehicles. The detached property is beautifully presented with stylish fixtures and fittings throughout and must be viewed to be appreciated. It briefly comprises entrance vestibule, hallway, w.c facilities, lounge with feature built in fire, open plan family room/dining area and fitted kitchen. The sun room/lounge is a fabulous addition and overlooks the gardens. On the upper level there are four bedrooms with master en-suite and stylish family bathroom. The large attic room/fifth bedroom completes the accommodation. The grounds are fully enclosed providing a child and pet safe environment with patio areas providing an idyllic haven and a great house for entertaining. There is a large section of lawn with mature trees, plants and shrubs. The property is double glazed with gas central heating.







## LOCATION

The property is situated in a pleasant location in the picturesque village of Aberdour. The village is in a sought after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of Village life. 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 located close to the property and there is a Primary School 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. Easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy within convenient commuting distance. 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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings, Excluding light fittings in kitchen and Livingroom (these will be replaced), together with integrated appliances and garden sheds.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

















### Approx. Gross Internal Floor Area 1612 sq. ft / 149.71 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. No movable items will be included in the sale.