



M o r g a n s

15 BELLHOUSE ROAD
ABERDOUR, FIFE, KY3 0TL
OFFERS OVER £315,000



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ABERDOUR
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Superb detached family bungalow, set amidst private grounds in the sought after coastal village of Aberdour. This charming detached bungalow has been extended to the rear and the upper level has also been converted to provide a generous sized family home. The subject comprises entrance vestibule, reception hall, L-shaped lounge, separate dining room leading to sun room, breakfasting kitchen, master bedroom with full en-suite facilities on the ground floor together with two further bedrooms and shower room. On the upper level a large fourth bedroom with excellent attic storage. The property is double glazed with gas central heating, together with two driveways and single car garage. There are attractive manicured lawns to the front and rear. Viewing is highly recommended to appreciate the size and location of this particular home. EPC RATING E.



SUPERB DETACHED
FAMILY BUNGALOW IN
POPULAR COASTAL
VILLAGE OF ABERDOUR

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.

MEASUREMENTS

LOUNGE 25'3 X 23'1

DININGROOM/FAMILY RM 22'2 X 13'1

BREAKFASTING KITCHEN 18'8 X 9'0

MASTER BEDROOM 14'7 X 9'11

EN-SUITE 11'6 X 8'7

BEDROOM 2 9'11 X 9'3

SHOWER ROOM 8'8 X 5'11

BEDROOM 3 11'5 X 9'9

BEDROOM 4 25'10 X 14'1

EXTRAS INCLUDED IN SALE

All floor coverings, blinds, bathroom and light fittings together with downstairs bedroom wardrobes and integrated kitchen appliances together with fridge freezer.

TRAVEL DIRECTIONS

On entering the village of Aberdour on Inverkeithing Road proceed into the village taking the turning on the right hand side into Dovecot Park opposite the Woodside Hotel. Take the first turning on the right and right again into Bellhouse Road where the property is situated near the top of the cul de sac on the left hand side as signposted.

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







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