



Morgans

PROPERTY

10 St Colme Crescent, Aberdour, KY3 0ST

Offers Over £135,000





One-bedroom flat



Bathroom



Generous living room



Good-sized double bedroom



Fitted kitchen



Two store rooms



EPC Rating -



Council Tax Band -



Welcome

This ground floor one-bedroom flat offers well-proportioned and practical accommodation on a single level, situated in the sought-after coastal village of Aberdour. The accommodation comprises a generous living room extending to over 17 feet, fitted kitchen, good-sized double bedroom and a shower room. Two store rooms provide a useful amount of additional storage - a practical bonus for a property of this size. There are beautifully maintained gardens to the rear, part of which is owned by this apartment (flower bed & area to right by the wall in rear garden). Gravel area is communal. Situated on St Colme Crescent, Aberdour, the property is within easy reach of the village's local amenities, the beach, and Aberdour railway station, with direct connections to Edinburgh and beyond. A desirable setting that appeals to both owner-occupiers and investors alike.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.





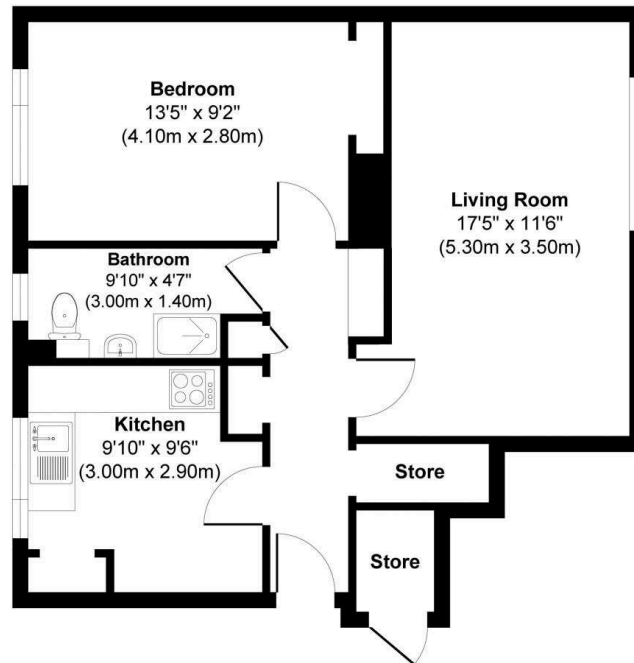
Aberdour

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.

Morgans Property Package

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

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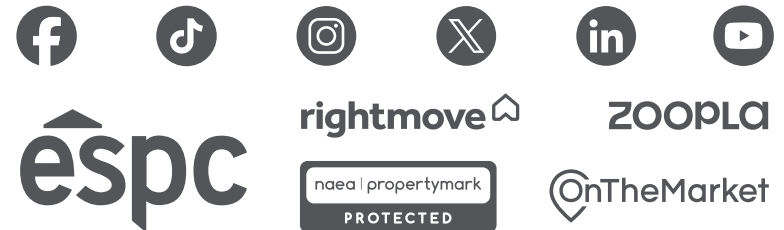
Approximate Floor Area
560 sq. ft
(52.05 sq. m)



Approx. Gross Internal Floor Area 560 sq. ft / 52.05 sq. m
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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.