

Morgans PROPERTY

14 Cullaloe Crescent, Aberdour, KY3 0XW

Offers Over £240,000

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- Mid Terraced Villa
- Entrance Hall Storage
- Lounge and Dining area
- EPC Rating -
- Kitchen with door to the outside
- Family bathroom
- Storage cupboards on the first floor
- Council Tax Band -









Welcome

Stunning family home which has been completely renovated and offered in move in condition with high specification fixtures and fittings throughout. This three bedroom terraced villa offers approximately 793 sq ft of accommodation across two floors in the highly sought after village of Aberdour. This property is ideal for couples and families. The front door opens into an entrance hall with the stairs to the first floor, leading to the living room with dining area, contemporary kitchen with door to rear gardens. Upstairs, three bedrooms are served by a family bathroom. Storage cupboards on the landing and beside bedroom three add everyday practicality. There are private gardens to the front and enclosed to the rear providing a child and pet safe environment, an idyllic haven. The property is well placed for commuters, with Aberdour's railway station offering regular services to Edinburgh and the Fife Circle, and easy access to the M90.







Extras Inc. in Sale / Agents Note

All floorcoverings, 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

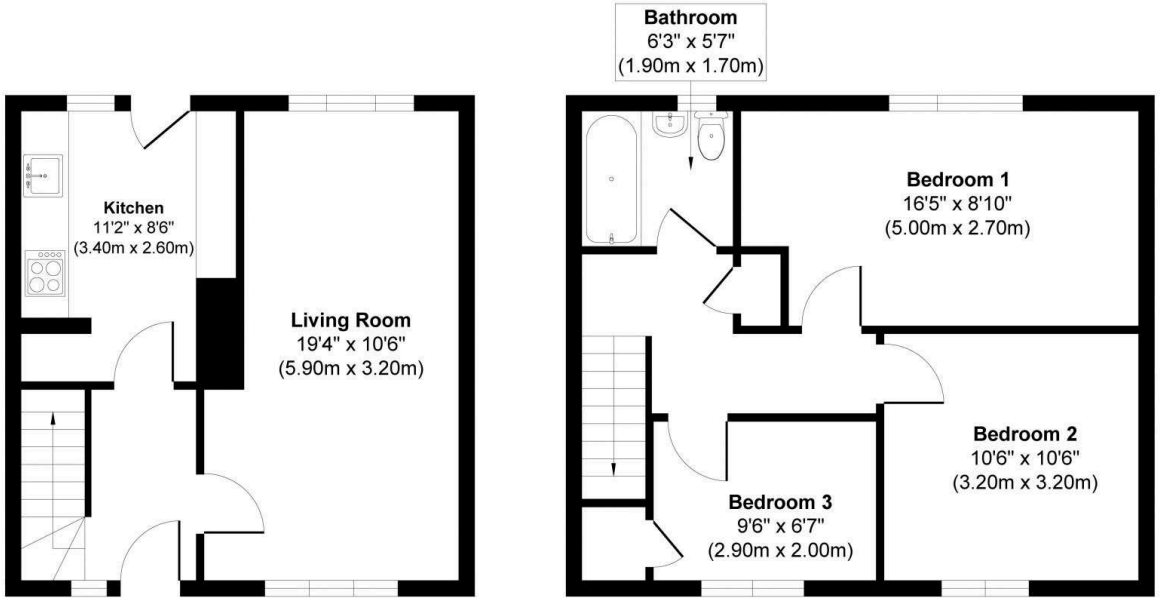
The property is situated in a pleasant location in the picturesque village of Aberdour. The village is in a sought after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of Village life. Aberdour 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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Ground Floor
Approximate Floor Area
349 sq. ft
(32.45 sq. m)

First Floor
Approximate Floor Area
444 sq. ft
(41.30 sq. m)

Approx. Gross Internal Floor Area 793 sq. ft / 73.75 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.