

1a Countess of Moray Hospital

HIGH STREET, ABERDOUR, KY3 0SY



Excellent first time buyers purchase or buy-to-let investment in a sought after seaside village



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1a countess of Moray hospital is a first-floor villa presented to the market in an immaculate walk-in condition and is decorated in fresh neutral tones. The flat has wonderful views and is tucked away for privacy and seclusion.

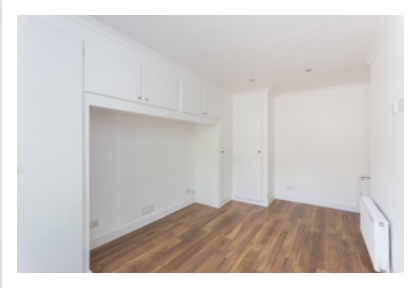
THE LOUNGE/KITCHEN



The property is accessed by its own rear door leading to the entrance hall. The property consists of an internal hallway leading to all other rooms, a well-proportioned open planned lounge/kitchen with some integrated appliances and has an oak work surface, a bright double bedroom, and a lovely three-piece family bathroom. There is also ample storage throughout.



THE BEDROOM & BATHROOM

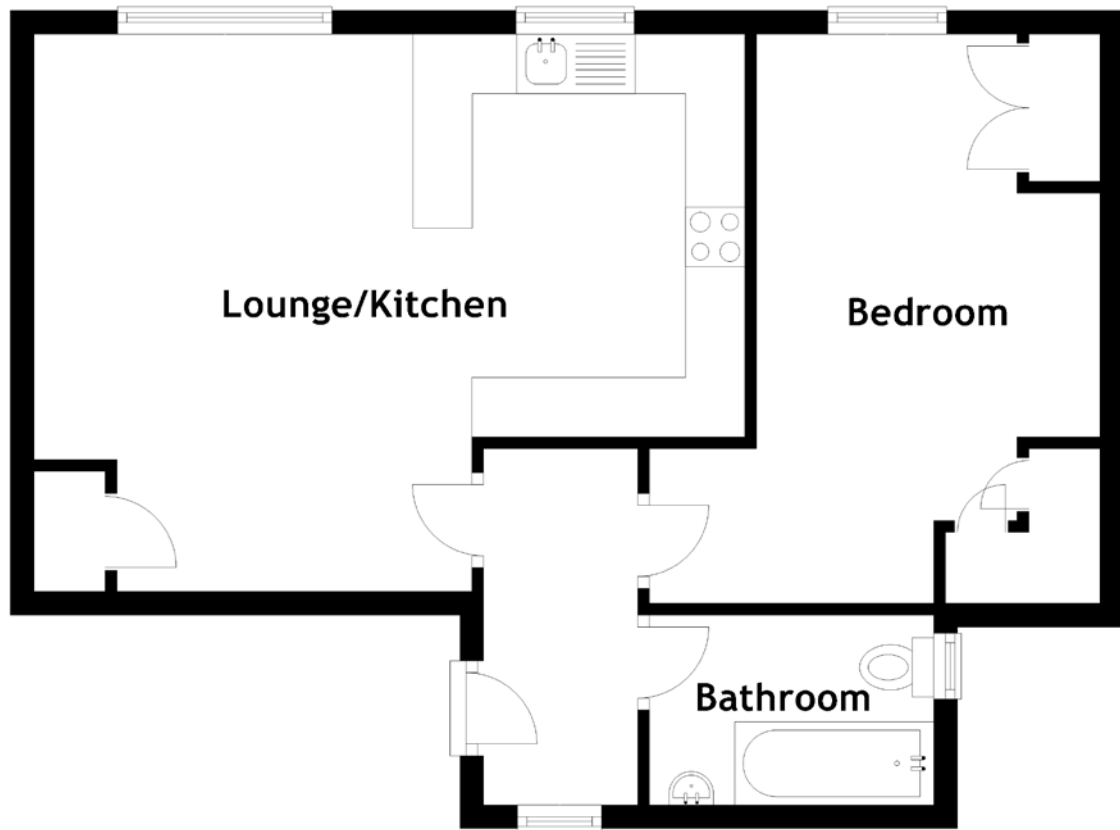


There is a well-maintained shared garden area to the rear. With its generous sized accommodation, full double glazing and fantastic central location this property is a must view and would be a superb first-time purchase and a fantastic Buy-To-Let investment. Early viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

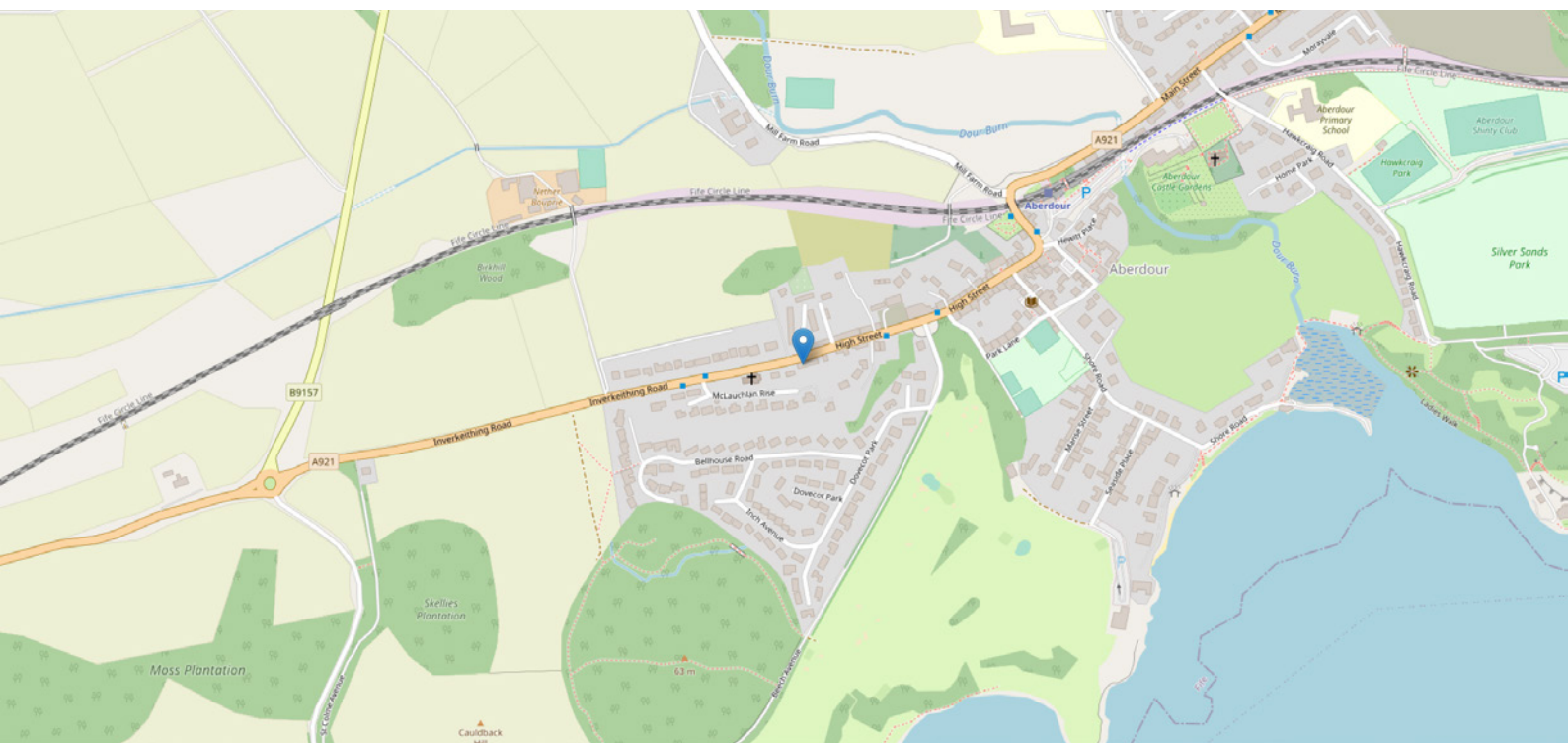


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	6.00m (19'8") x 3.40m (11'2")
Bedroom	4.80m (15'9") x 3.80m (12'6")
Bathroom	2.40m (7'10") x 1.60m (5'3")

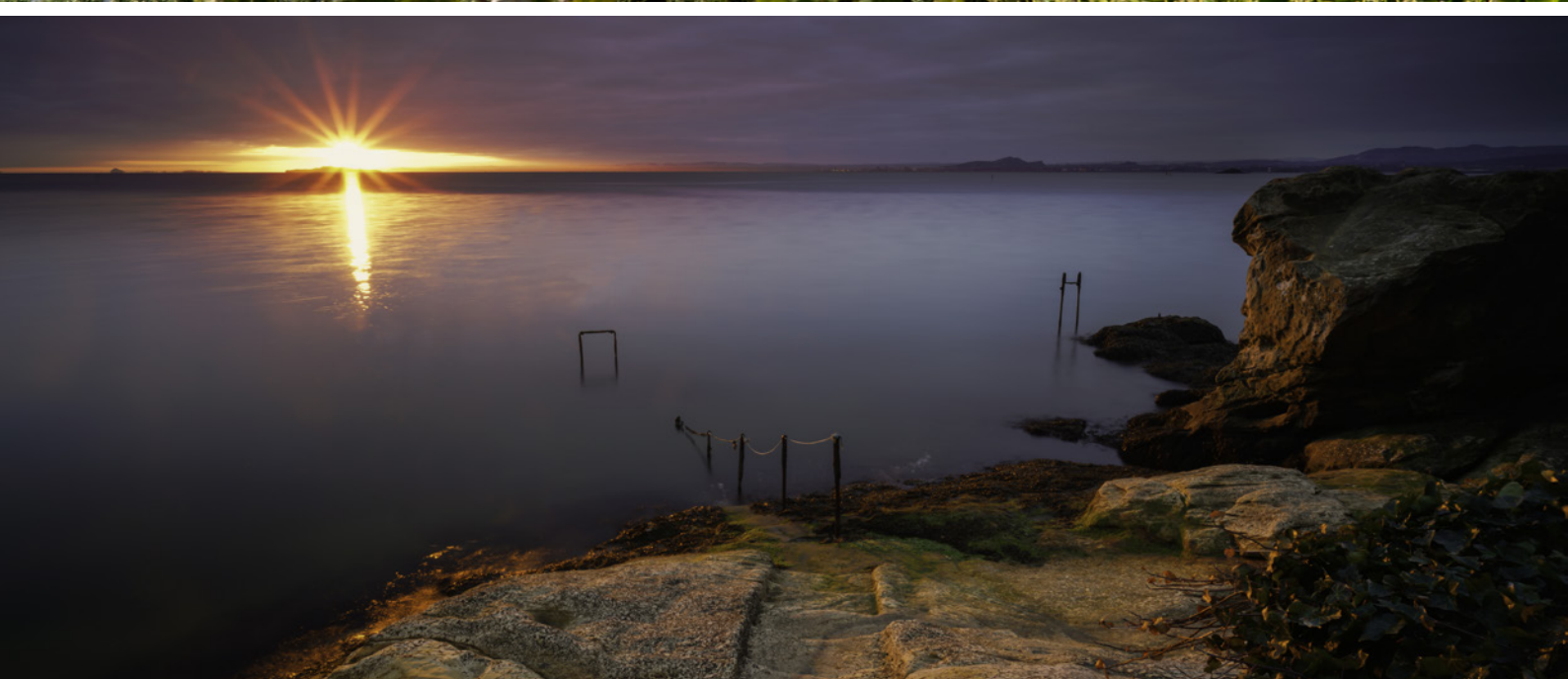
Gross internal floor area (m²): 49m²
EPC Rating: D

Extras (Included in the sale): Integrated appliances and floor coverings.



THE LOCATION

The village of Aberdour 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 oozes charm and character and offers something for everyone, as there are two beautiful sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is located centrally in the village 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 bus service.



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