

7 St. Fillans Crescent

ABERDOUR, BURNTISLAND, FIFE, KY3 OXF



Beautifully presented three-bedroom house in a quiet cul-de-sac



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7 St Fillans Crescent is a delightful and spacious three-bedroom detached family home situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

THE LOUNGE



The entrance leads into an inner hall which has doors leading to a WC, the lounge and kitchen, as well as stairs leading to the upper level. The spacious lounge has a rear-facing window with views over the gardens and French doors leading out to the secluded rear gardens. The focal point is the multi-fuel log burner.

THE KITCHEN



The kitchen is a good size and features a good range of quality fitted and finished floor and wall-mounted units with integrated appliances and access to the rear gardens.





On the upper level, there are three good-sized double bedrooms; the master bedroom offers space for free-standing furniture and panoramic views. The quality-sized family bathroom with shower completes the internal accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



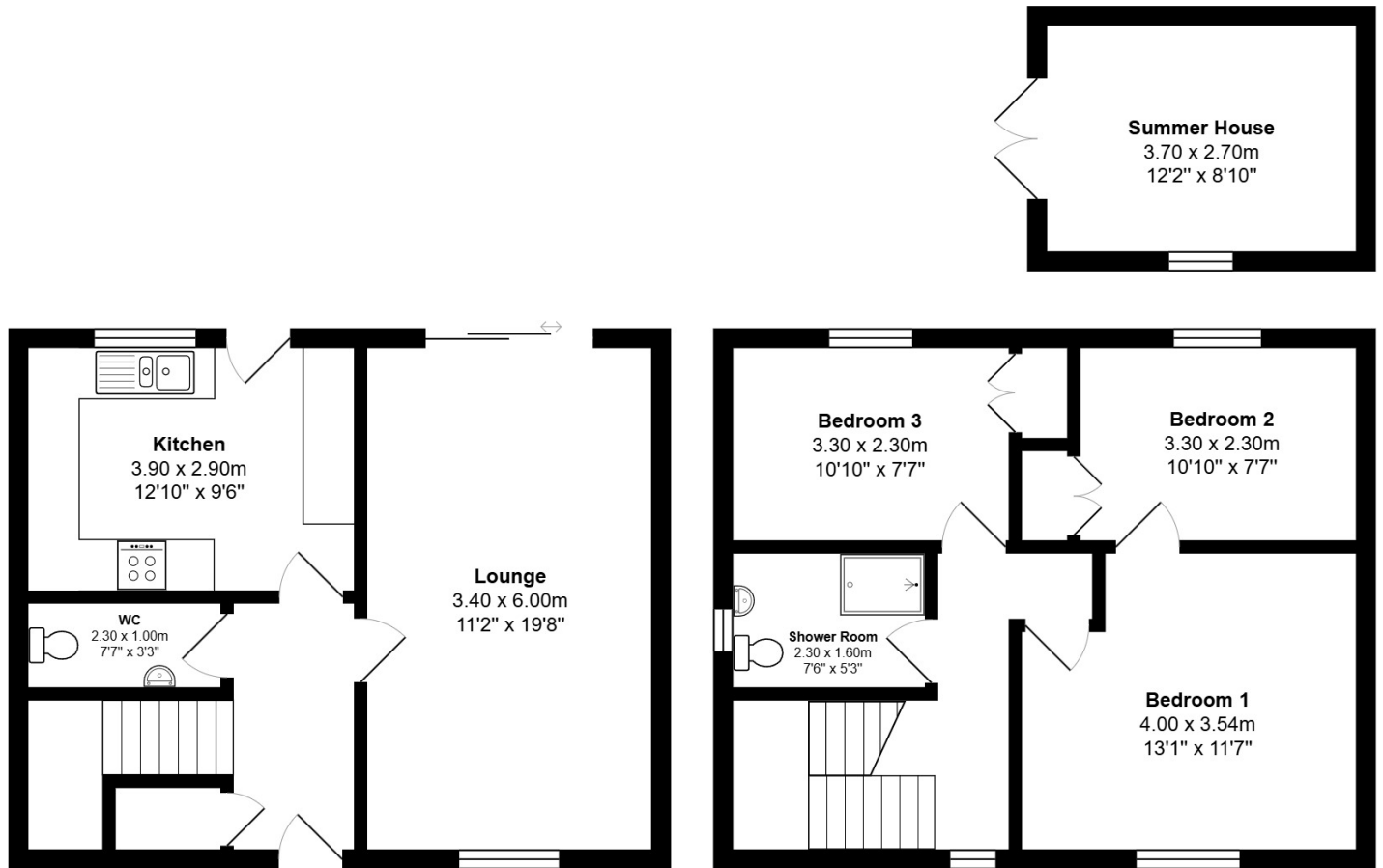
A large driveway leads to the garage, and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property, which are low maintenance and are fully enclosed to the rear, ensuring a child and animal-friendly environment. A beautiful summer house is elevated in the rear gardens and is perfect for those working from home or entertaining.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS

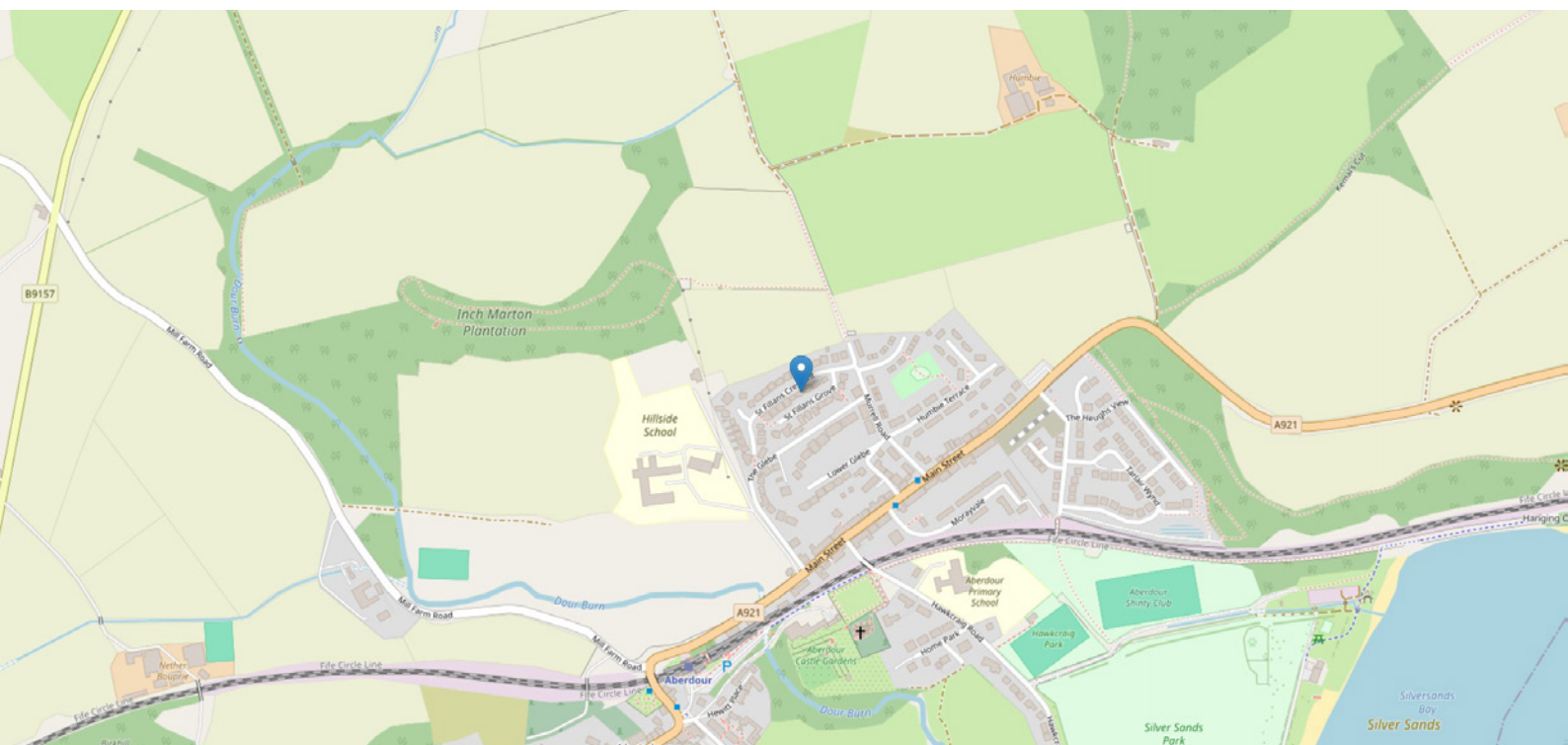


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: C



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, a thirteenth-century castle and a twelfth-century village church. Aberdour Golf Club is located centrally in the village, and there is a primary school and a 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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