

4 St Fillans Crescent

ABERDOUR, FIFE, KY3 OXF



*BEAUTIFUL FOUR BEDROOM HOUSE
ON A LARGE SECLUDED PLOT*



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Welcome to this charming four-bedroom property in the heart of Aberdour.

Upon entering, you'll be greeted by a bright and airy lounge that seamlessly flows into a spacious dining room, perfect for entertaining with family and friends.



The modern kitchen is ideally situated to the side, offering both style and functionality. A wealth of floor and base units are on hand for those inspiring chefs!

A large double bedroom is on hand on this level. A four-piece bathroom completes the accommodation on the upper level.



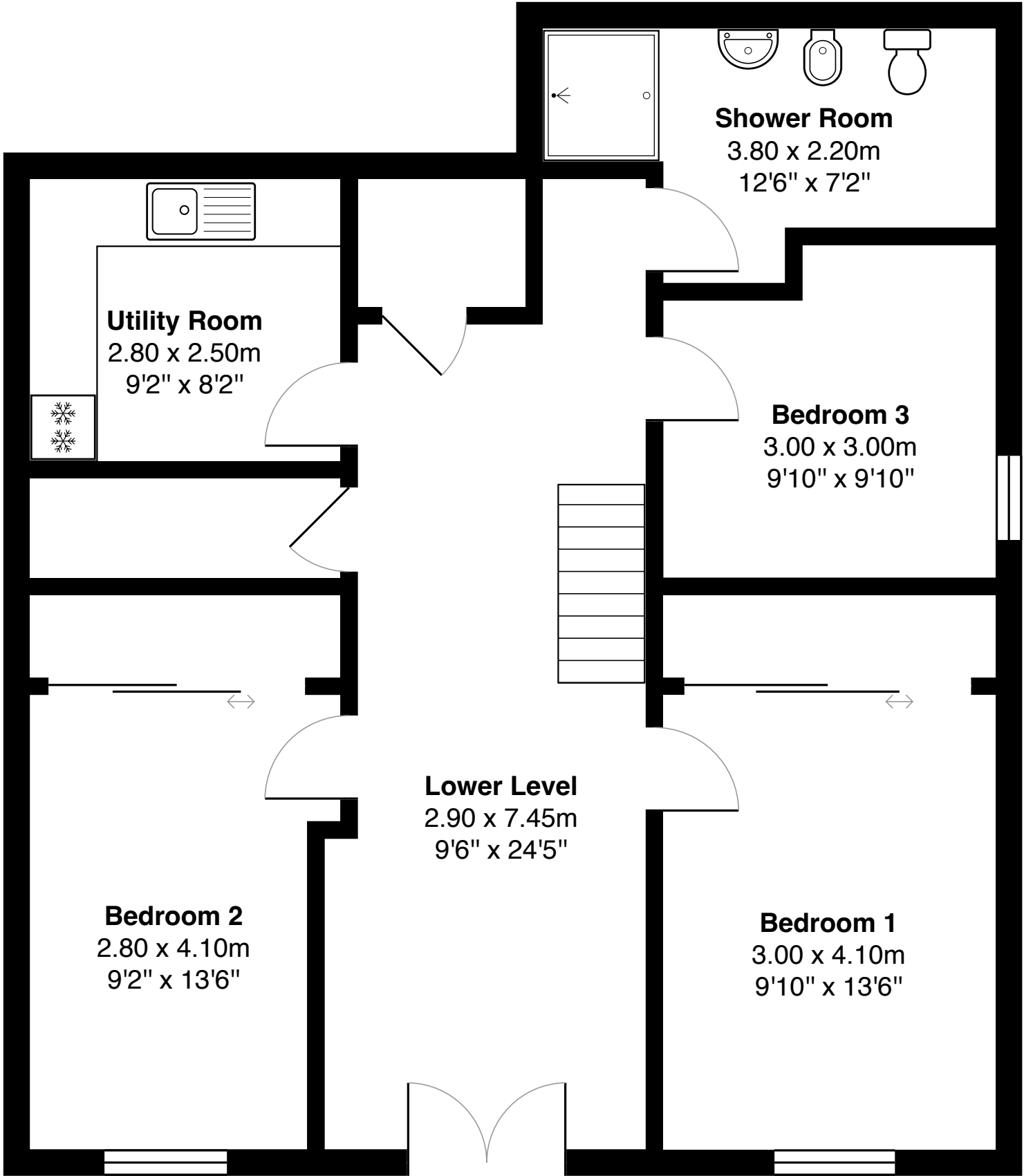
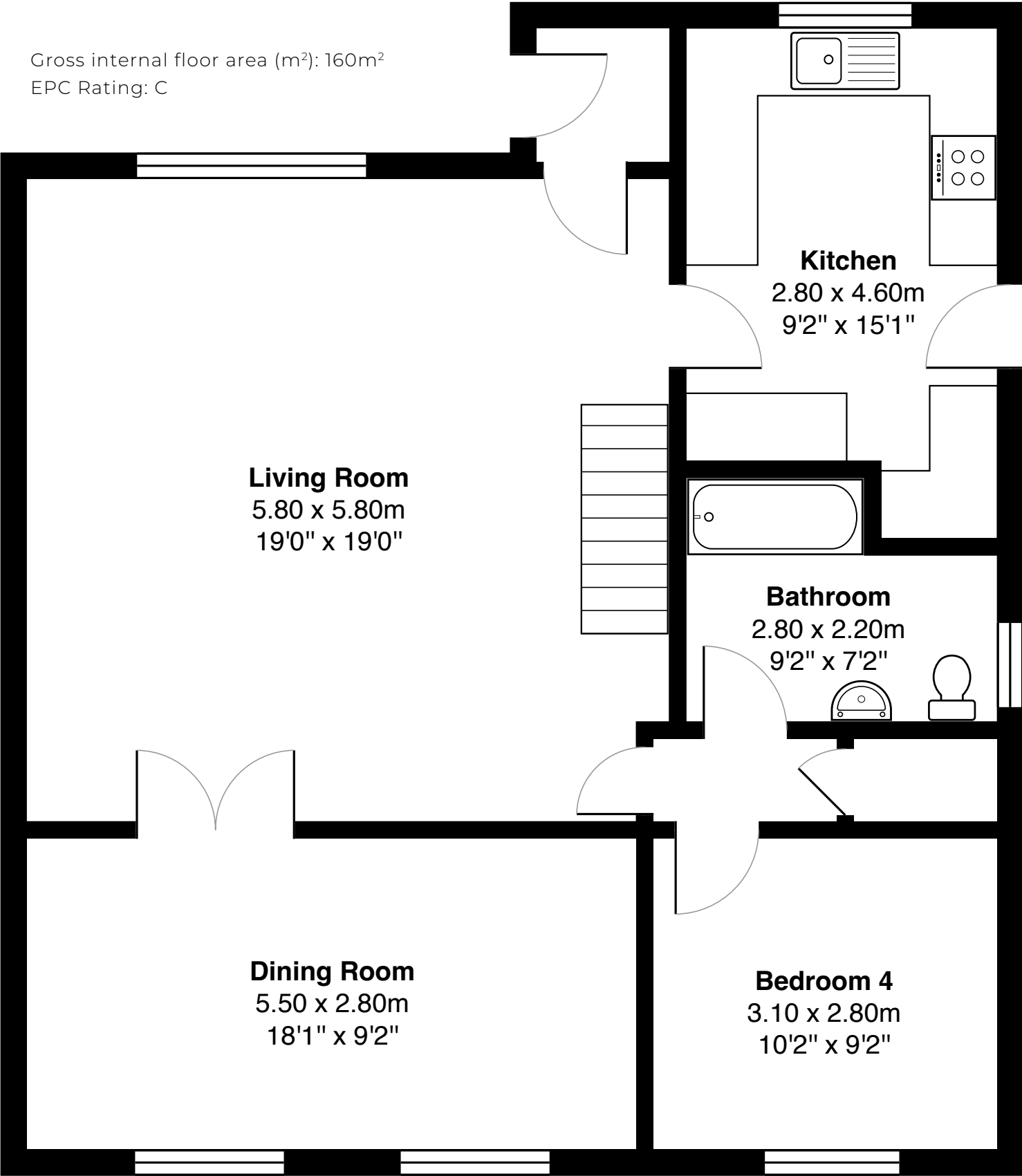


The lower level features three additional bedrooms, two of which are equipped with built-in wardrobes and ample space for freestanding furniture.

The large family shower room is also on the ground level, and a handy utility room is also on the lower level.



Gross internal floor area (m²): 160m²
EPC Rating: C





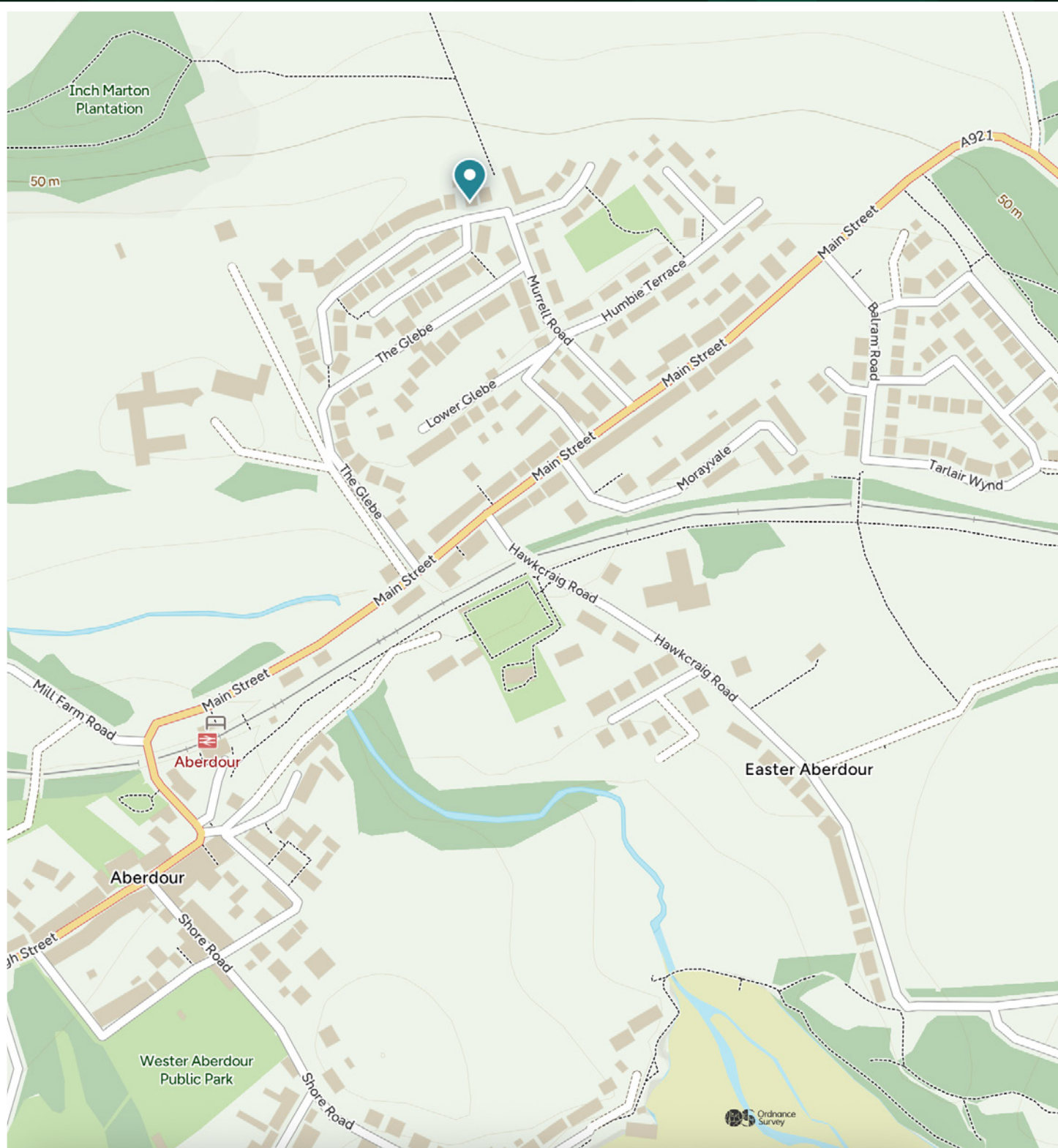
French doors from the lower level lead to the secluded rear garden. A large driveway leading to the garage is situated to the side of the property.

This home is perfect for families looking for space and comfort. Don't miss out on this gem!



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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