



Morgans

PROPERTY

13 Manse Street, Aberdour, KY3 0TT

Offers Over £575,000







Essential viewing. Rarely available substantial semi-detached B listed period villa with views over the Firth of Forth. It is ideally located in the beautiful village of Aberdour with all local amenities available. The accommodation is spread over three floors, giving flexible accommodation throughout. It comprises of an entrance hallway, dining kitchen, living room, dining room/bedroom and wc on the ground floor. The first floor has the principal bedroom with en-suite, two further bedrooms and a family bathroom. Stairs lead to the second floor providing two further bedrooms with stunning views. A patio area and well maintained gardens to the rear provide a child and pet safe environment. The property is in a private street with on street parking at the front of the house. Early entry available.

13 Manse Street and Rose Cottage (11A Manse Street) are being marketed simultaneously and offers can be accepted either separately or together.





LOCATION

The property is situated in a private street 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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds together with integrated appliances. Hallway light fittings will be removed, all other light fittings are included in the sale.

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.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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