



6 St. Fillans Grove  
Aberdour, KY3 0XG



**Overview**

Superb and spacious 3 bedroom detached villa, situated in the highly sought-after location of Aberdour. This lovely family home which has to be viewed to be fully appreciated, comprises of 3 double bedrooms, lounge with dining space, kitchen, sun room, family bathroom, shower room and floored attic space. Set within a peaceful street, externally, the property has a mono-block driveway for 2 cars and also a double garage. The property enjoys the benefits of a private south facing rear garden as well as further well maintained gardens at the front and to the side. Viewing is highly

recommended. The picturesque and much sought after coastal Village of Aberdour is full of life and boasts a 13th Century castle, church, golf club and a selection of coffee shops ensuring this is a desirable and attractive "commuter" Village. There is also a train station and nearby motorway access points allowing easy commuting to Central Scotland and beyond.

**Viewings**

By appointment: 07872633926

**EPC Rating**

D

**Contact**

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**DX**

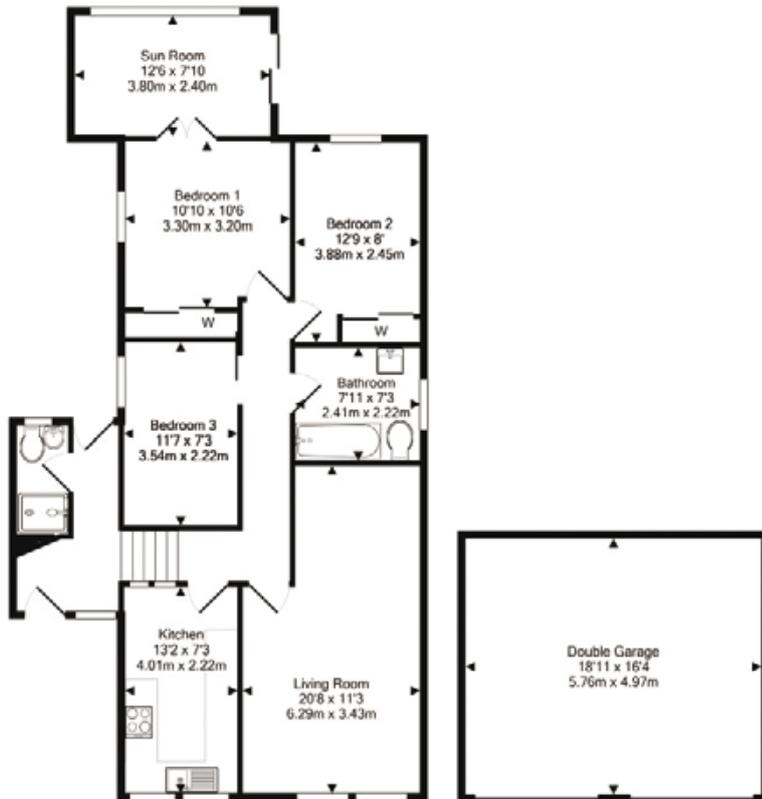
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1st Floor  
Approx. Floor Area 930 Sq Ft (86.4 Sq M.)

Ground Floor  
Approx. Floor Area 303 Sq Ft (28.2 Sq M.)

Total Approx. Floor Area 1233 Sq Ft. (114.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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**Note**

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