



Malcolm Jack
& Matheson

SAINT FILLANS WELL
1 HOME PARK, ABERDOUR, KY3 0XA



OFFERS OVER
£445,000

**SPECTACULAR SEMI-DETACHED
HOUSE IN NEED OF A FULL
UPGRADE. BEAUTIFUL GARDEN
GROUNDS WITH VIEWS ACROSS
THE FORTH AND TO EDINBURGH.**

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN
DINING ROOM
4 BEDROOMS
BATHROOM
TWO GARDEN ROOMS
SPACIOUS SOUTH FACING
GARDEN
PRIVATE DRIVEWAY
DOUBLE GARAGE
EPC RATING: E**



SITUATION

Aberdour is a beautiful coastal village steeped in history situated on the north coast of the Firth of Forth. The delightful winding high street has an array of gift shops, a delicatessen and shopping for everyday requirements. The village is nestled between Burntisland to the east and Dalgety Bay to the west. Aberdour is served by a main line train station with links to the Fife circle, Edinburgh and the South. There are two beautiful award-winning beaches at Silver Sands which are linked by the Fife Coastal Path. The local primary school is of good repute.

PROPERTY

St Fillans Well is a spectacular and exceptionally spacious semi-detached house with character and charm. The property is situated within a quiet cul de sac and is in an elevated position offering fantastic views across the Forth to Edinburgh. The local nursery and primary school and the award-winning Silver Sands beach are within walking distance of the property.

Internally the property is well proportioned offering spacious accommodation over two levels. The property would now benefit from a full upgrade and modernisation throughout. The windows are a mixture of original and double glazing. There is gas central heating in the property, but some rooms have electric radiators fitted.

Externally there is an exceptionally spacious and private south facing garden grounds including areas to grow your own vegetables, two garden rooms ideal for growing and potting plants. There are several garden huts. There is also a private good-sized area of ground adjacent to the property with a private driveway and a double garage.

Viewing is a must to fully appreciate the size and great potential this property has to offer.

ACCOMMODATION

ENTRANCE VESTIBULE 2.64m x 2.59m (8'8" x 8'6")

Bright and spacious. Vinyl flooring. Door to hall.

HALL 3.53m x 2.59m (11'7" x 8'6")

Spacious hall with staircase to upper level. Under stair storage cupboard. Coat hanging space. Telephone point. Radiator. Carpet.

LOUNGE 4.97m x 4.06m (16'4" x 13'4")

Bright and spacious lounge with window to front with view across the Forth to Edinburgh. Fireplace. Open shelved recess. Window to side overlooking the garden. Two radiators. TV point. Carpet.



KITCHEN 3.98m x 3.96m (13'1" x 13')

Spacious kitchen with fitted wall and base units. Sink and drainer. Free standing gas cooker, mini fridge, fridge, freezer and washing machine. Wooden clothes pulley. Pantry cupboard. Fitted high level storage cupboards. Window to rear and window to side. Vinyl flooring.

GARDEN ROOM 5.79m x 2.91m (19' x 9'6")

A versatile room. Currently used as an area for growing and potting plants and there is a store for gardening tools. There is access from here to another garden room located at the rear of the property.

DINING ROOM 3.98m x 3.37m (13'1" x 11'1")

Versatile room with window to rear. Fireplace. Radiator. Vinyl flooring.

REAR VESTIBULE

Accessed from the hall. Coat hanging space. Door through to garden room. Fitted boot rack. High level storage cupboard. Vinyl flooring.

LANDING 3.53m x 2.59m (11'7" x 8'6")

Spacious and bright landing with sky light. Hatch to roof space. Carpet.

BEDROOM ONE 4.97m x 4.47m (16'4" x 14'8")

Bright and spacious double bedroom with ample space for bedroom furniture. Window to front with view across the Forth to Edinburgh. Fireplace. Window to side. Laminate flooring.

BEDROOM TWO 3.98m x 3.96m (13'1" x 13')

Double bedroom with built in shelved recess cupboard. Window to rear. Electric radiator. Carpet.

BEDROOM THREE 3.98m x 3.37m (13'1" x 11'1")

Spacious double bedroom with window to rear. Ample space for bedroom furniture. Electric radiator. Vinyl flooring.

BEDROOM FOUR 2.64m x 2.59m (5'8" x 8'6")

Bright and good-sized single bedroom with window to front with view across the Forth to Edinburgh. Vinyl flooring.

BATHROOM 2.33m x 2.13m (7'8" x 7')

White three-piece suite comprising bath with electric shower, shower curtain and pole. Wash hand basin and WC. Window to side. Electric radiator. Vinyl flooring.

GARDENS AND GROUND

The property boasts exceptionally spacious and well maintained south facing garden grounds. The grounds feature two good sized areas of lawn with well stocked borders of mature plants and flowers. There is an area to plant and grow your own vegetables, a small pond and there are several garden huts. At the top of the garden is an area for seating with beautiful open views across the Forth to Edinburgh.

Adjacent to the property is a private area of ground with a driveway and a double garage.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the gas cooker, washing machine, fridge, freezer, mini fridge, and all garden huts.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

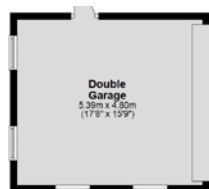
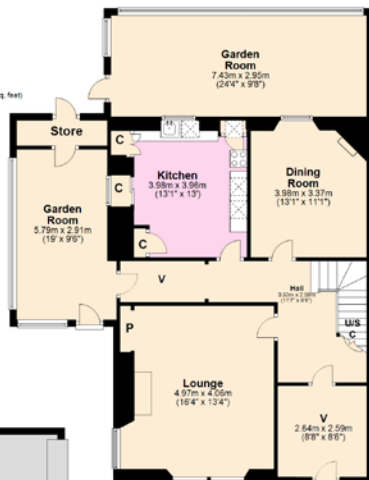
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

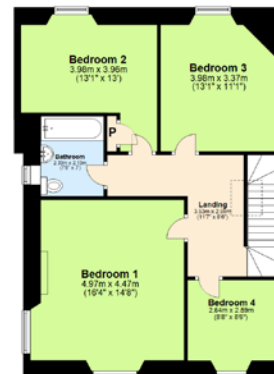
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor
Approx. 142.0 sq. metres (1527.1 sq. feet)



First Floor
Approx. 74.9 sq. metres (806.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

