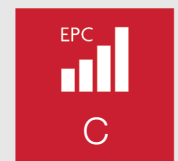
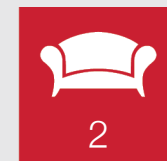




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12 St Fillans Crescent,

Aberdour, KY3 0XF





Summary

Introducing a bright and spacious detached home in Aberdour, enjoying a peaceful setting with a scenic countryside outlook. The home offers generous family accommodation, including a sunny living room with a fireplace, a separate dining room, a breakfasting kitchen, and a dual-aspect conservatory perfectly positioned to take advantage of the lovely views. Upstairs, the principal bedroom benefits from fitted storage and an en-suite shower room, alongside two further sunny bedrooms, one with a built-in wardrobe and another with a large storage cupboard, and a bathroom. Outside, private gardens with outdoor seating create an ideal space for relaxing, while a private driveway and garage provide excellent parking. Extras: All fitted floor and window coverings, light fittings, and dishwasher are included.

Features

- Detached house in Aberdour
- Entrance hall with storage and WC
- Sunny living room with a fireplace
- Separate dining room
- Breakfasting kitchen with rear access
- Conservatory with lovely views
- Landing with storage
- Main bedroom with a wardrobe and en-suite
- Two more bedrooms with built-in storage
- Opportunity to develop the attic, subject to planning permission
- 3pc bathroom with storage
- Private gardens with outdoor seating and scenic outlook
- Private drive and garage parking
- Gas central heating and double glazing



“This 3-bed, 2-bath (plus WC) home offers flexible accommodation in a peaceful setting with a beautiful countryside outlook.”



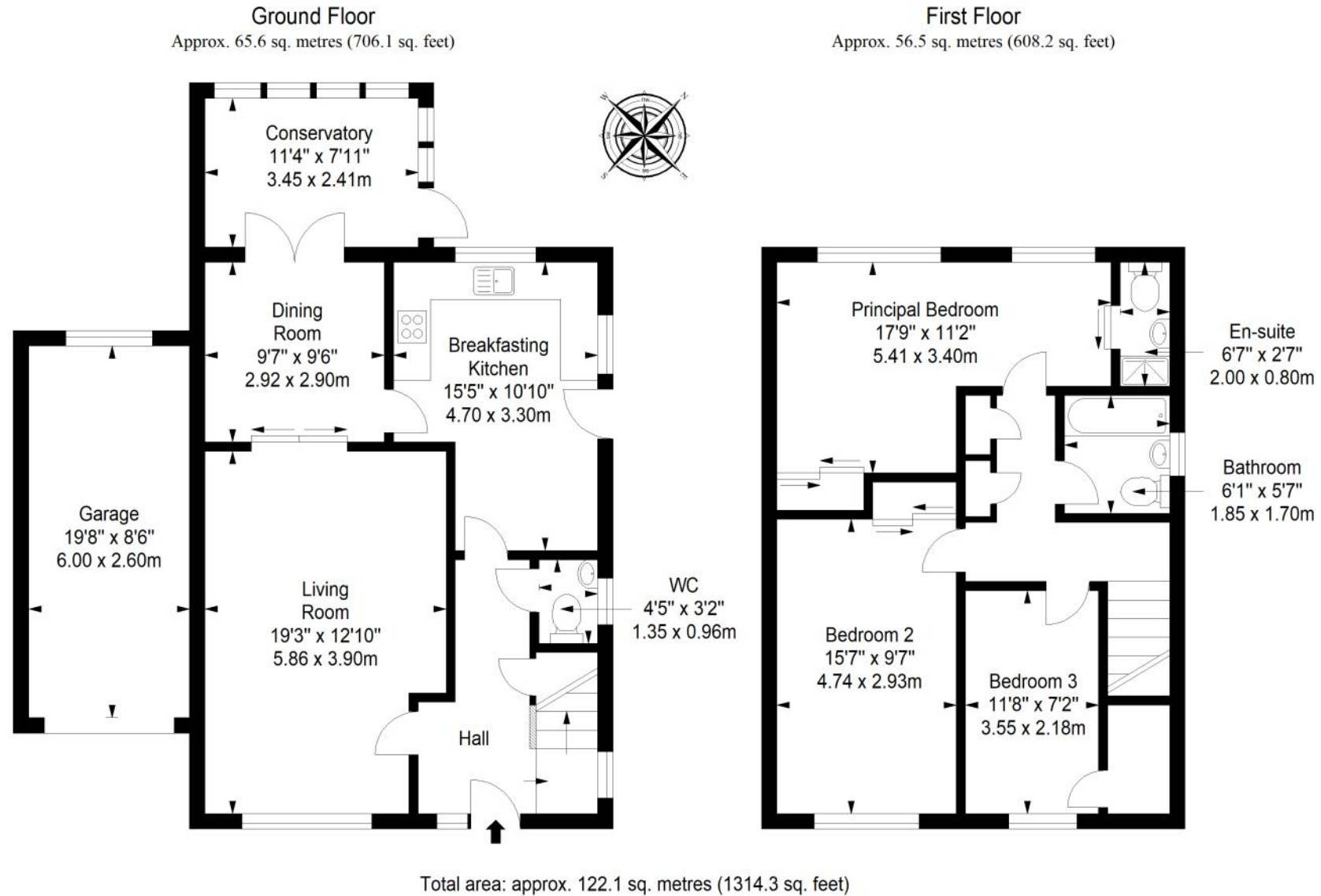




“Set in sought-after Aberdour, within commuting distance of Edinburgh, the home enjoys access to schools, shops, coastal walks, green spaces, and rail links.”



Floorplan





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