





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Nestled within the highly sought-after coastal village of Aberdour, this beautifully presented two-bedroom ground floor flat offers spacious and flexible accommodation on one level, perfectly suited to a range of buyers including downsizers, professionals and those seeking a peaceful village lifestyle. Located within a desirable residential setting, the property enjoys easy access to Aberdour's excellent local amenities, award-winning beach, picturesque harbour, golf course and railway station, providing convenient links to Edinburgh and beyond.

The accommodation is entered via a welcoming reception hall, leading to all principal apartments. The bright and spacious living room enjoys excellent natural light and attractive views over the front garden, creating a warm and inviting space for both relaxation and entertaining. The heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed for modern living. Featuring an excellent range of contemporary units, premium quartz worktops, generous preparation space and a central island, this sociable space is ideal for everyday family life and hosting guests. A separate utility room, also fitted with quartz worktops, provides valuable additional storage and laundry facilities. There are two generously proportioned double bedrooms, each offering comfortable and versatile accommodation. The particularly spacious master bedroom provides a peaceful retreat, while the second bedroom lends itself equally well as a guest room, home office or hobby room. Completing the accommodation is a stylish contemporary shower room, finished to a high standard and enhanced by the luxury of underfloor heating.

Externally, the property is equally impressive. The substantial private front garden enjoys a sunny south-facing aspect and is complemented by an attractive terrace, providing the perfect spot for al fresco dining, entertaining or simply relaxing while enjoying the outlook. Further benefits include a garden shed and a large external coal shed/store, offering excellent practical storage solutions. On-street parking is available directly to the front.

EPC Rating – D
Council Tax - D





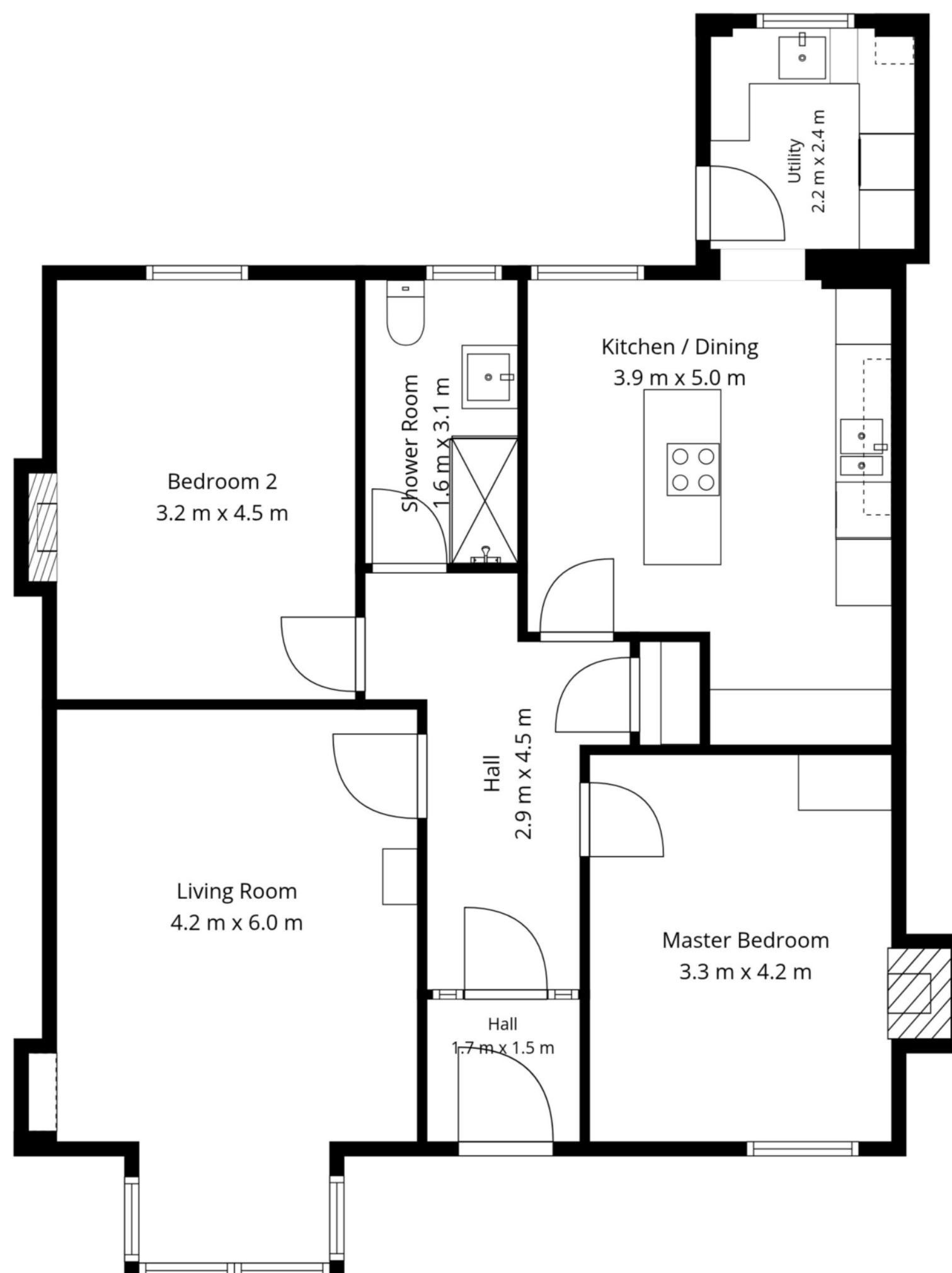
Location

Nestled along Fife's picturesque coastline, Aberdour is a highly sought-after village offering an exceptional quality of life. With its stunning sandy beaches, historic architecture, and excellent transport links to Edinburgh, Aberdour is perfect for those seeking a tranquil coastal retreat without sacrificing convenience.

The village boasts a strong sense of community, a selection of independent shops, cafés, and restaurants, as well as top-rated schools, making it an ideal location for families and professionals alike. Outdoor enthusiasts will appreciate the scenic coastal walks, Aberdour Golf Club, and the beautiful Silver Sands Beach.

With its mix of charming period properties, modern developments, and breathtaking sea views, Aberdour presents a rare opportunity to enjoy coastal living at its finest. Whether you're looking for a charming cottage, a spacious family home, a first home flat or a luxurious waterfront residence, Aberdour offers something for every buyer.





TOTAL: 93 m²
Ground floor: 93 m²
EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 7 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

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