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20 ST FILLANS CRESCENT

ABERDOUR, FIFE, KY3 0XF

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Ideally situated within a peaceful cul-de-sac in the popular coastal village of Aberdour, 20 St Fillans Crescent is a superb five bedroom detached family home, offering spacious and versatile accommodation over two levels. The property has been thoughtfully extended to create a generous family home and enjoys a particularly attractive setting, with a delightful mature rear garden extending towards open countryside, together with an integrated garage and private driveway parking.



The property is ideally placed for access to the excellent range of amenities within Aberdour, including independent shops, cafés, restaurants and everyday conveniences. The village is also renowned for its beautiful beaches, harbour, historic castle and access to the Fife Coastal Path. Aberdour Primary School is within easy walking distance, while the railway station provides regular services to Edinburgh and destinations throughout Fife.

KEY FEATURES



Extended, detached family home in peaceful cul de sac.



Five bedrooms including spacious principal bedroom.



Private rear garden bordered by open countryside.



Garage and driveway.



Beaches, parks and local shops all nearby.



Aberdour Primary School just a short walk away.



EPC Rating - C



Council Tax Band - F

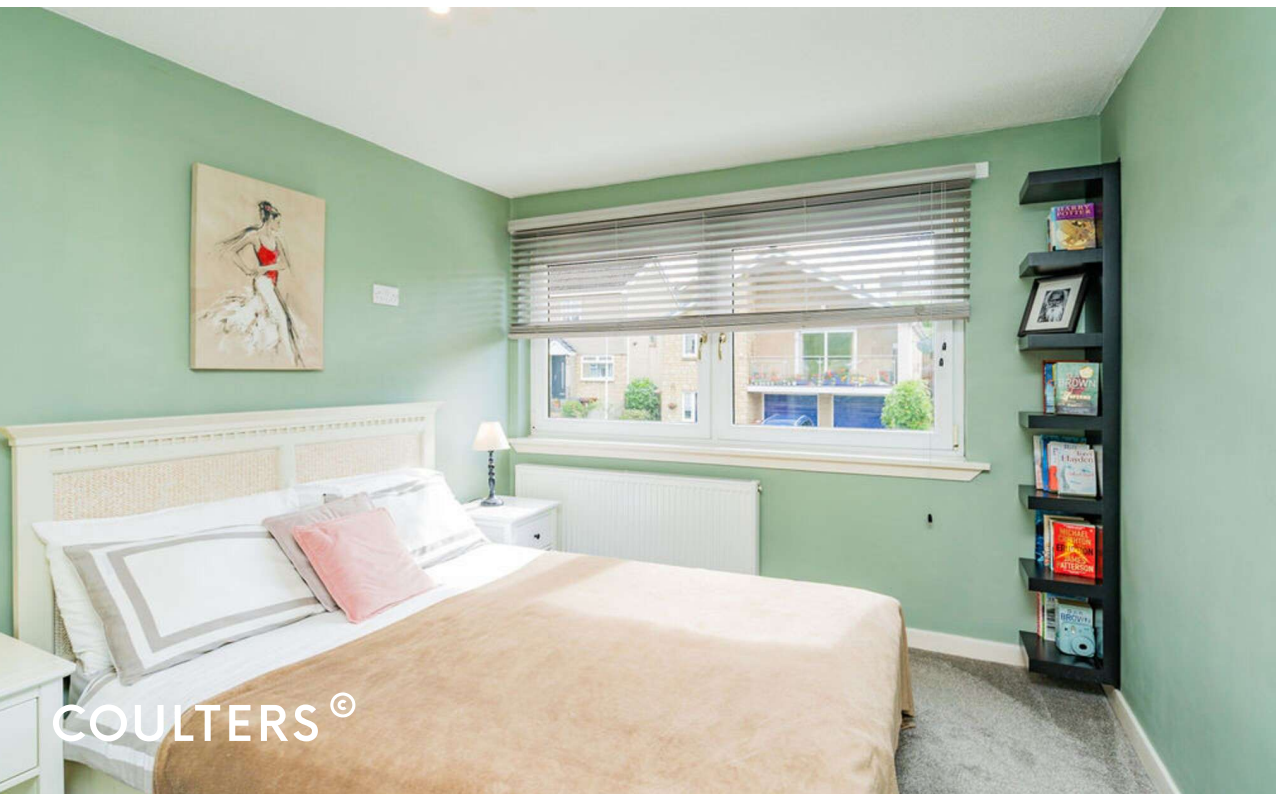




The bright and spacious accommodation is well suited to modern family living and comprises a welcoming entrance vestibule leading to the hall with useful under-stair storage; a generous sitting room/dining room with hardwood flooring and double doors opening into a bright conservatory, which in turn provides access to the paved terrace; a well-appointed kitchen/breakfast room fitted with a good range of units and appliances; stylish shower room; and useful utility room. A carpeted staircase leads to the first floor, where there are five well-proportioned double bedrooms and a family bathroom, completing the accommodation.

The property benefits from double glazing and gas central heating, with the boiler having been installed within the last four years.





THE LOCAL AREA

St Fillans Crescent is pleasantly situated within the popular coastal village of Aberdour, a charming and well-connected village on the south coast of Fife. The village offers a good range of local amenities, including independent shops, cafés, restaurants and everyday conveniences, while its attractive coastal setting provides excellent opportunities for walking and outdoor recreation. Aberdour is particularly renowned for its beaches, harbour and historic castle, with the Fife Coastal Path also passing through the village.

The village is well placed for commuting, with Aberdour railway station providing regular services towards Edinburgh and connections across Fife; journey times to Edinburgh are around 30 minutes. There are also regular bus services, providing convenient links to Dunfermline and surrounding towns. For families, Aberdour Primary School is located within the village, while the surrounding area offers a wealth of recreational opportunities, including beaches, coastal walks, golf and a variety of local clubs and community facilities.

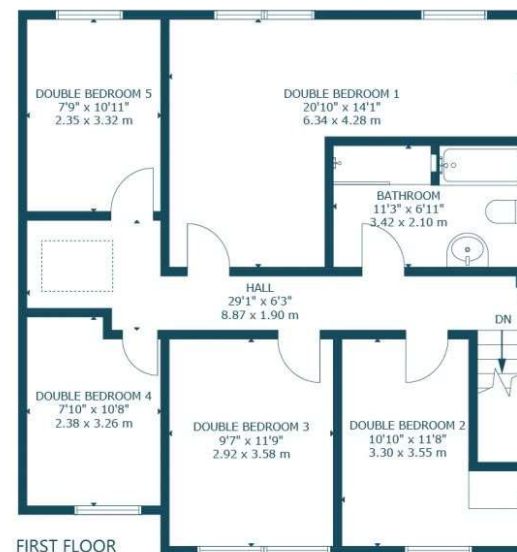
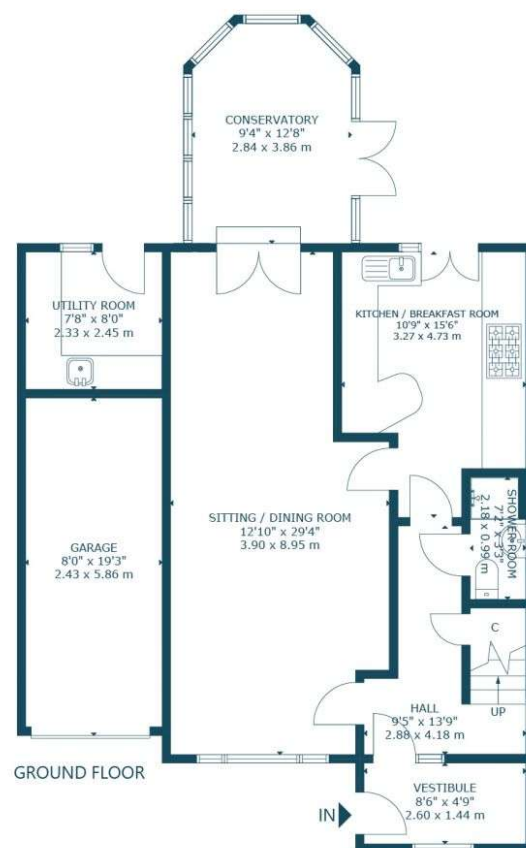
Overall, St Fillans Crescent enjoys an appealing combination of village convenience, beautiful coastal surroundings and excellent transport links, making Aberdour an increasingly popular choice for those seeking a relaxed setting within easy reach of Edinburgh and the wider central belt.

EXTRAS

All fitted floor coverings, carpets, blinds, light fittings, the range cooker, dishwasher, fridge/freezer and the bin stores are included in the sales price. Some items of furniture, the washing machine and garden furniture are available by separate negotiation.

HOME REPORT VALUATION: £450,000





20 ST FILLANS CRESCENT, ABERDOUR, FIFE, KY3 0XF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,873 SQ FT / 174 SQ M
GARAGE 153 SQ FT / 14 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 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 "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.