





Rarely Available Seaside Apartment In Main Street, Aberdour Only A Short Walk To The Beach!

Lauren Beresford and RE/MAX Property brings this character filled Apartment to the market situated in Main Street, Aberdour, Fife, KY3 0UG. Comprising of: Hallway, Lounge, Kitchen, Double Bedroom and Bathroom. The property also benefits from gas central heating, double glazing, on-street parking and communal grounds.

No Factor Fees

Council Tax Band B

Freehold Tenure

The home report can be downloaded from the RE/MAX website

<https://rem.ax/3LBQOzd>

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Across the Firth of Forth from Edinburgh lies the picturesque and much sought after coastal village of Aberdour. The property is a short walk from Silversands Beach then onto either Burntisland or Blacksands Beach. The village also hosts Aberdour Castle, Aberdour Golf Club, church, hotel and a range of quaint coffee and gift shops. There is a local primary school and train station. Nearby motorway access points allow commuting south to Edinburgh, north to Kirkcaldy and Perth and West via Kincardine bridge/Queensferry Crossing to Glasgow.

Hallway

7' 2" x 6' 6" (2.18m x 1.98m)

Enter into the Hall giving access to the Lounge, Kitchen and Shower Room. The Hallway has one central light fitting, painted walls, one designer radiator and carpet flooring. There is space for a storage unit or coat rack.

Lounge

13' 3" x 9' 10" (4.03m x 3.00m)

Lounge with a lovely large front facing window, window seat and alcove with shelving. Around the room there is one central light fitting, wallpapered walls, one designer radiator and carpet flooring. There is flexibility in the room to create a feature wall.

Kitchen

10' 7" x 6' 6" (3.22m x 1.97m)

Kitchen comprising of: Shelving, worktops, fitted base units, space for white goods, integrated gas hob, fan oven and stainless steel with mixer tap. There is one central light fitting, a large front facing window, tile and painted walls, one radiator and tiled flooring.

Bedroom 1

12' 4" x 9' 3" (3.75m x 2.81m)

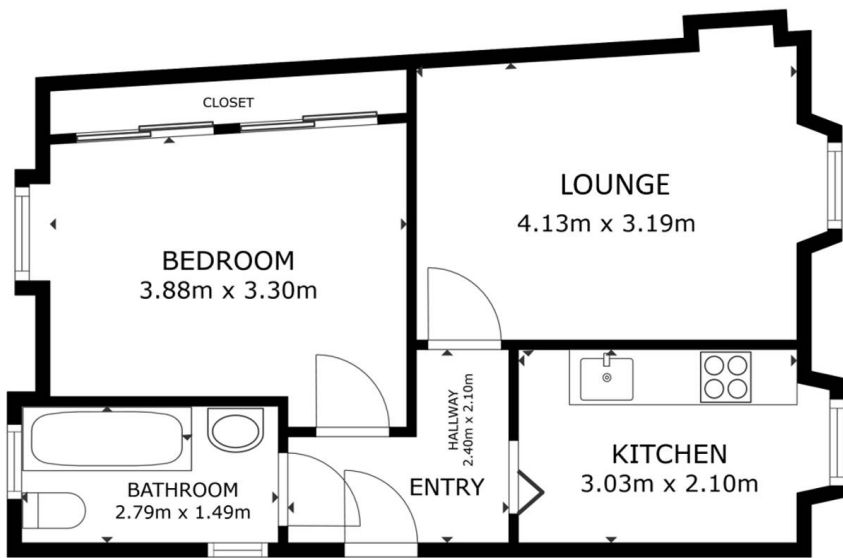
Excellent sized double Bedroom with a spacious built in sliding mirrored wardrobe and a gorgeous rear facing window. There is one central light fitting, painted walls, carpet flooring and one radiator.

Bathroom

9' 1" x 4' 7" (2.76m x 1.40m)

Bathroom located at the left-hand side of the entrance, with an opaque window facing the side and rear of the property. Comprising of toilet, sink with hot and cold tap, and bath with overhead electric shower. There is spotlighting, tile and painted wall coverings, one radiator and tiled flooring.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 43.5 m²
TOTAL - 43.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.