



**OFFERS OVER
£285,000**

**HIGHLY DESIRABLE AND
EXCEPTIONALLY SPACIOUS 3 BED
BUNGALOW IN THE HEART OF
ABERDOUR.**

**HALL
LOUNGE
KITCHEN**

**THREE DOUBLE BEDROOMS
MODERN SHOWER ROOM**

DG & GCH

SOUTH FACING REAR GARDEN

FRONT GARDEN

CAR PORT

EPC RATING D



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

35 The Glebe is a highly desirable 3 bed bungalow set within a

quiet residential area in the heart of Aberdour. The property boasts bright and exceptionally spacious accommodation that has been well maintained over the years.

Internally the property has been freshly decorated throughout and has new carpets fitted offering move in accommodation. There is gas central heating, double glazing, and excellent storage facilities.

Externally there are gardens to the front and rear of the property. There is a car port for parking with removeable doors and ample on street parking in the surrounding area.

Viewing is a must to appreciate to size and move in condition of this much sought-after property.

ACCOMMODATION

HALL 7.27m x 2.52m (23'10" x 8'3")

Bright and spacious hall. Built in airing cupboard. Built in cloak cupboard. Cupboard housing meters. Hatch to attic. Radiator: Carpet.

LOUNGE 6.25m x 4.75m (20'6" x 15'7")

Exceptionally spacious lounge with space for dining table and chairs. Two radiators. Fireplace. Window to front. Window to side. Carpet.



KITCHEN 3.32m x 3.04m (10'11" x 10')

Fully fitted Schreiber kitchen with matching wall and base units. Window overlooking the garden. Door giving access to side and rear of property. Integrated sink and drainer, dishwasher, electric hob, oven and cooker hood. Free standing washing machine. Cupboard housing boiler. Radiator: Vinyl flooring.

BEDROOM ONE 3.90m x 3.36m (12'10" x 11')

Double bedroom with window to front. Built in double wardrobe with storage cupboard above. Radiator: Carpet.

BEDROOM TWO 3.36m x 2.70m (11' x 8'10")

Double bedroom with window to side. Built in single wardrobe with storage cupboard above. Radiator: Carpet.

BEDROOM THREE 3.36m x 3.04m (11' x 10')

Double bedroom with window to rear. Built in double wardrobe with storage cupboard above. Radiator: Carpet.

SHOWER ROOM 2.46m x 1.96m (8'1" x 6'5")

Modern white three-piece suite comprising large walk-in shower with electric shower, fitted vanity unit with integrated wash hand basin and WC. Opaque window to rear. Radiator: Vinyl flooring.

GARDENS AND GROUNDS.

The property has a front and rear garden. The front garden as an area of lawn, an area of bedded rose bushes and a path leading to the front entrance. There is also access to a car port with removeable doors and there is ample on street parking surrounding the property.

The rear garden is South facing, terraced with an area of lawn, area for bedded plants and a slabbed area perfect for garden furniture.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with integrated kitchen appliances and the free-standing washing machine.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

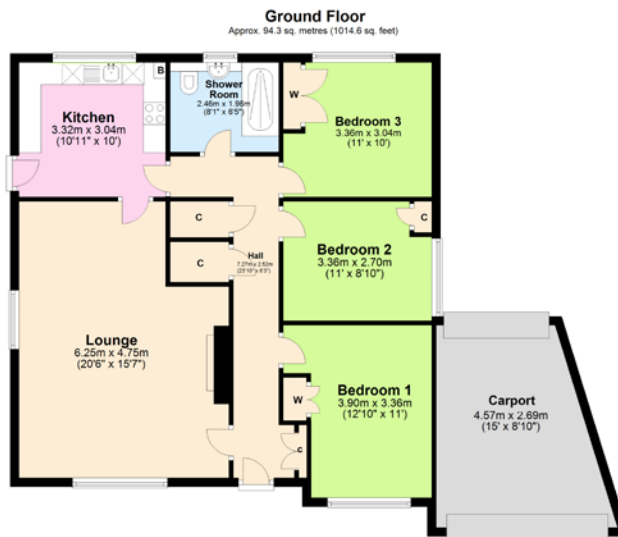
OFFERS

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.



Floorplan by LikeDoodle Photography 07730560286

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

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