



Malcolm Jack
& Matheson

11 TELNY PLACE
ABERDOUR, FIFE, KY3 0TG



OFFERS OVER
£195,000

RARELY AVAILABLE GROUND FLOOR FLAT
WITHIN A MODERN DEVELOPMENT EXCLUSIVE
FOR THE OVER 55'S LOCATED IN THE CENTRE
OF ABERDOUR.

HALL

LOUNGE/DINER

KITCHEN

TWO DOUBLE BEDROOM

SHOWER ROOM

COMMUNAL GARDENS & COURTYARD

ALLOCATED PARKING SPACE

EPC RATING C



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

11 Telny Place is a spacious two bed ground floor flat within a modern development exclusive for the over 55's. The development sits adjacent to 13th century Aberdour Castle. The property is a five-minute walk to the beach, cafés, shops, local amenities, and harbour. The property is around a ten minutes' walk to Aberdour golf course.

Internally the property is in walk in condition and offer spacious accommodation throughout. The property benefits from a bright lounge, modern kitchen, two spacious double bedrooms, both with double built-in wardrobes, and a modern shower room. There is gas central heating, double glazing, and excellent storage facilities throughout the property.

Externally there are well maintained landscaped courtyards and communal spaces with gardens to the front, side and rear laid to grass with places to sit and enjoy the views of the Forth. There is an allocated parking space and ample on street parking for visitors.

Development is factored by Charles White at the charge of £98 per month. This covers the maintenance of all the communal areas and the blocks buildings insurance.

ACCOMMODATION

ENTRANCE VESTIBULE

Laminate flooring. Coat hooks. Door through to Hall.



HALL 4.36m x 1.48m (14'4" x 4'10")

Spacious hall with built in storage cupboard. Telephone point. Radiator. Carpet.

LOUNGE 3.87m x 3.73m (12'8" x 12'3")

Bright lounge with windows to the side, front and rear. Two radiators. TV point. Carpet.

KITCHEN 2.83m x 2.05m (9'3" x 6'9")

Modern fully fitted kitchen with integrated gas hob, electric oven, cooker hood, sink and drainer. Boiler. Freestanding washing machine. Vinyl flooring.

BEDROOM ONE 3.89m x 3.03m (12'9" x 9'11")

Spacious double bedroom with double built in mirrored wardrobe. Ample space for bedroom furniture. Window to rear and side. Radiator. Carpet.

BEDROOM TWO 3.83m x 2.84m (12'7" x 9'4")

Spacious double bedroom with double built in mirrored wardrobe. Ample space for bedroom furniture. Radiator. Carpet.

SHOWER ROOM 2.83m x 1.95m (9'3" x 6'5")

Modern three-piece suite comprising walk in large shower unit with mixer shower; wash hand basin and WC. Opaque window to rear. Chrome heated towel rail. Laminate flooring.

GARDENS AND GROUNDS.

There are well maintained landscaped courtyards and communal spaces with gardens to the front, side and rear laid to grass with places to sit and enjoy the views of the Forth. There is an allocated parking space and ample on street parking for visitors.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine is also included in the sale.

VIEWING

By appointment. 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.

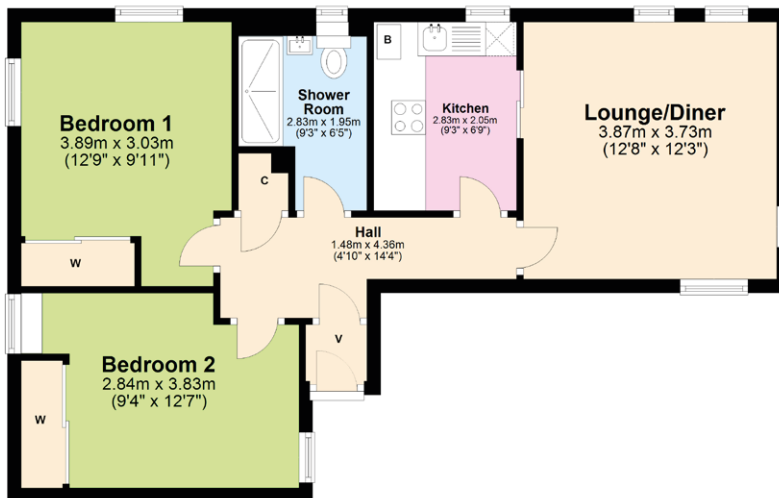
As this is an executry sale and the property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular; none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

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.

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