





Key Features

 3 Bedrooms

 2 Public

 2 Bathrooms

Set within one of Fife's most popular coastal villages, 3 Bellhouse Road is a detached three-bedroom home with generous outdoor space, a large garage and excellent potential for a new owner to update and add value. The addition of a sun room brings a welcome extra living area, creating a bright spot to relax while looking out over the enclosed rear garden.

Step inside and you'll find a practical layout that's ready to be refreshed. The main accommodation is arranged to give a clear separation between everyday living and the bedrooms, with comfortable reception space that can be styled to suit - whether that's a cosy lounge for evenings in, a dining area for entertaining, or a work-from-home corner. The kitchen sits at the heart of the home and, with some modernisation, could become a real hub for family life, while the sun room extends the footprint beautifully and offers a relaxed place for morning coffee, reading, or keeping an eye on the garden through the seasons.

Aberdour is loved for its harbour, sandy beaches and woodland walks, with the Fife Coastal Path on the doorstep for weekend strolls and sea views. The village offers a great range of day-to-day amenities including independent cafés, a primary school and local shops, with further options in nearby Burntisland, Dalgety Bay and Dunfermline.

For commuters, Aberdour railway station offers regular services towards Edinburgh, while road connections via the A921 provide straightforward access to the M90 for travel across Fife and onwards to the wider Central Belt.

Whether it's a coastal lifestyle you're after or a home with scope to make it your own, this is an exciting opportunity in a highly regarded location.

EPC Band: C
Council Tax Band: F





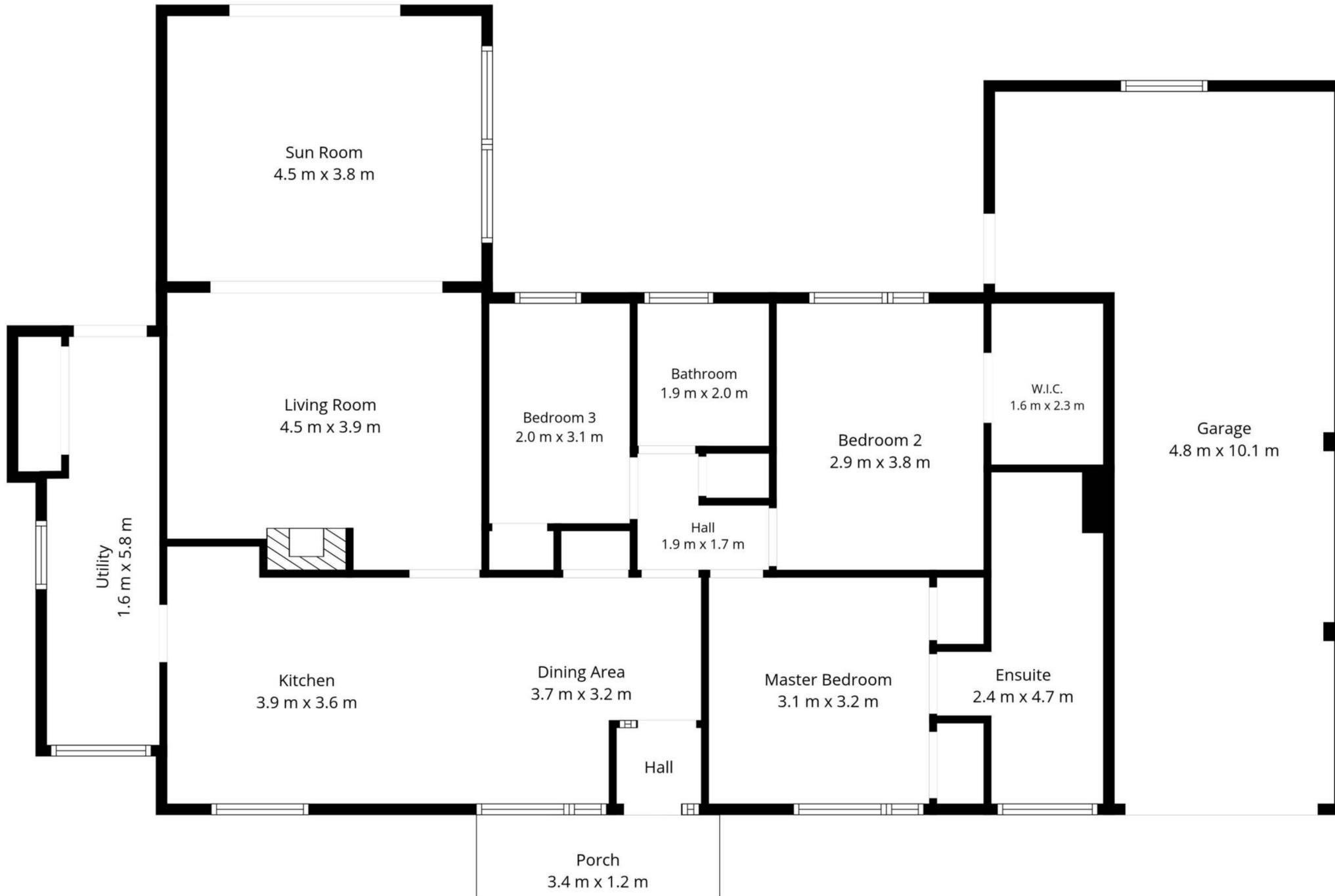
Location

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: 114 m2
 Ground floor: 114 m2
 EXCLUDED AREAS: GARAGE: 36 m2, UTILITY: 9 m2, PORCH: 4 m2,
 WALLS: 12 m2

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



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

