



10 Inverkeithing Road, Aberdour, KY3 0RS  
Offers Over £550,000











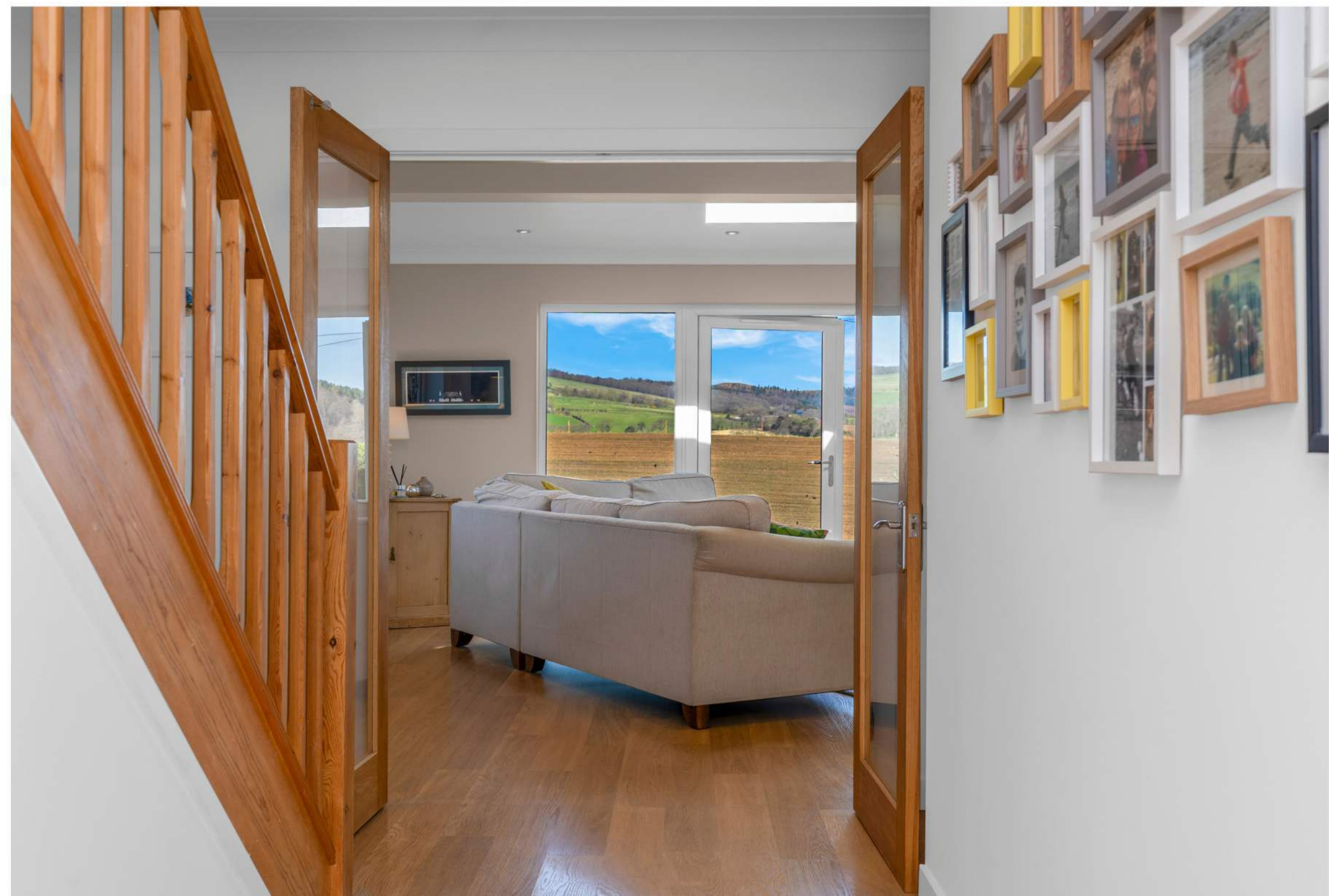
# Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- A substantial, traditional bungalow offering fantastic outlooks to the rear
- Located on the northern shores of the Firth of Forth within the Kingdom of Fife, Aberdour is a delightful, picturesque coastal village famous for it's silver sands, history and architecture
- Amenities include a variety of speciality shop including a deli, a wineshop as well as antique shops, tearooms, cafes and restaurants throughout the village and Silver Sands are all available
- For the commuter the railway station is minutes away by foot with train services to Edinburgh, Dundee and beyond and further transport links via the M90 motorway connecting to Edinburgh and Park and ride facilities at nearby Ferry Toll
- Aberdour was once a burgh of regality with notable landmarks including the ruins of a 14th century castle. The village also has an excellent 18 hole golf course, making the most of the views of the Firth of Forth. Aberdour also offers a local Harbour, ideal for water sport enthusiasts
- The home offers flexible accommodation and a large driveway with parking for numerous cars to the front of the home
- Extended to the rear, 10 Inverkeithing Road boasts a stunning, living room, making the most of the spectacular views out towards open countryside and features a wood burning stove and double doors leading out onto raised decking
- Kitchen and dining room comes equipped with a range of floor and wall mounted storage, good worktop space and room to house appliances. Space for a table and chair set and access out onto gardens
- Modern, tiled shower room on the ground floor, featuring a walk in shower unit with mains fed shower, WC and wash hand basin
- Three double bedrooms on the ground floor, all with room for free standing furniture
- Family bathroom on the first floor and an additional double bedroom with eaves storage
- Fantastic gardens for both families and entertaining with a raised decked section, large lawn and decked area to the bottom overlooking open countryside. Basement with additional storage accessed via the garden
- An amazing family home, located in a desirable coastal location and viewing comes highly recommended
- EPC – C, Council Tax – E









# 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.









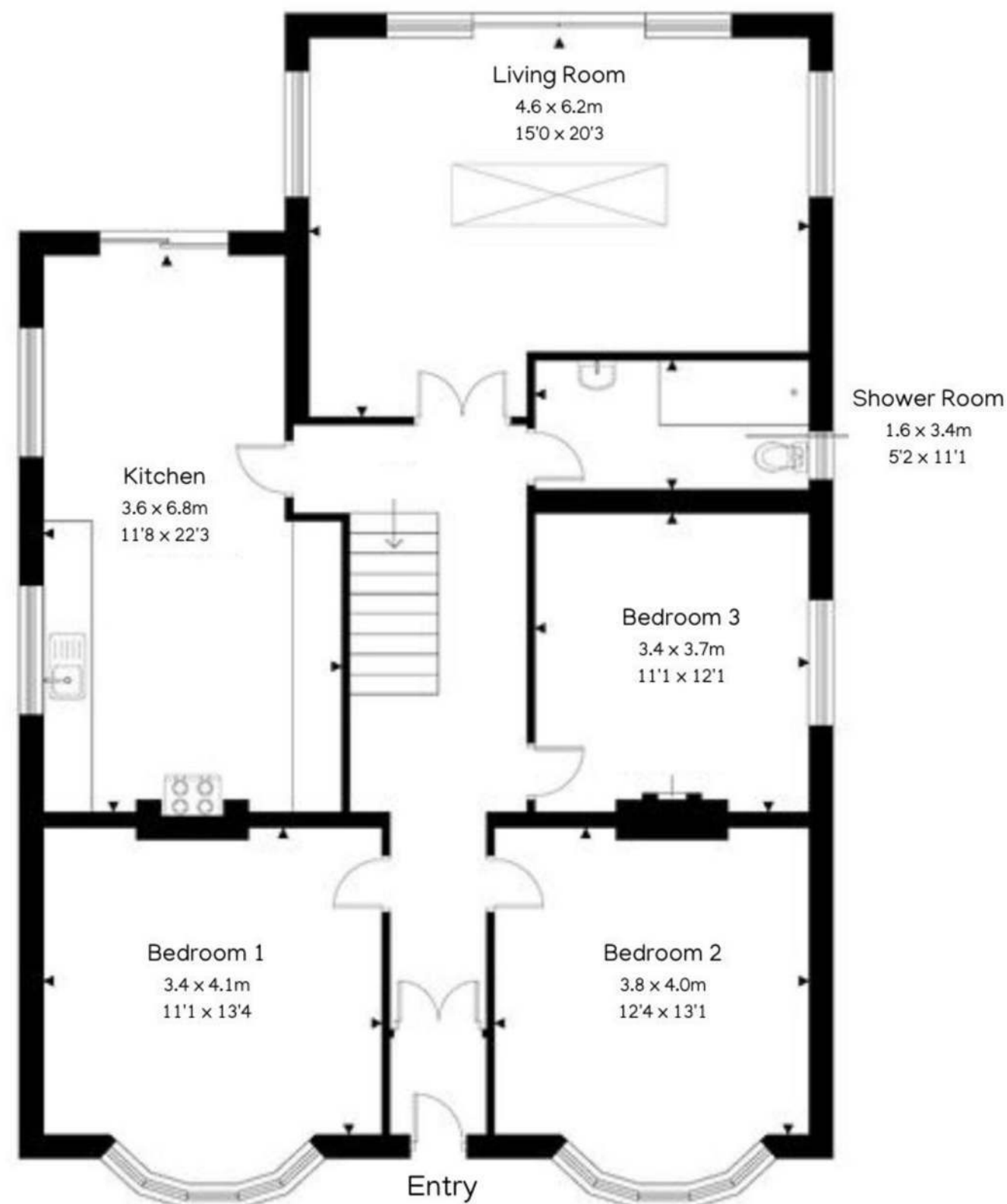




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Approximate Gross Area

160 sq m / 1722 sq ft



Ground Floor



First Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



## Enquiries

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