



**Fixed Price £135,000**  
**7 St Colme Crescent, Aberdour, Burntisland, Fife, KY3 0ST**

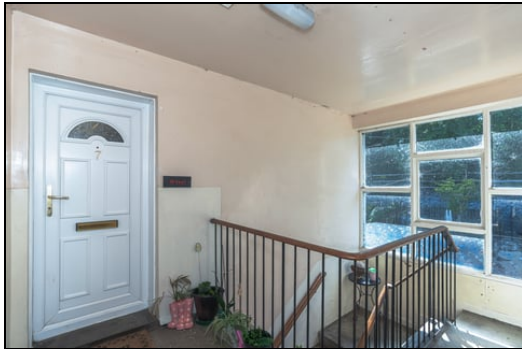


# 7 St Colme Crescent, Aberdour, Burntisland, Fife, KY3 0ST

Delmor are delighted to present to the market this first floor flat set in a much sought after location. Aberdour is a charming coastal village, renowned for its award-winning beach, picturesque harbour and charming High Street, the village offers a relaxed lifestyle with convenient access to local shops, cafes, and a train station providing direct links to Edinburgh. The surrounding area is perfect for walking and cycling, with beautiful coastal and countryside routes nearby. A popular location for commuters and holidaymakers alike. The property briefly comprises of, on the ground floor - Entrance to the internal stairwell leading to the property. Two storage cupboards. Entrance hallway. Bright spacious lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine and fridge/freezer. There are two double bedrooms. Bathroom comprising of bath with overhead shower, WC and wash hand basin. There are gardens to the rear. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

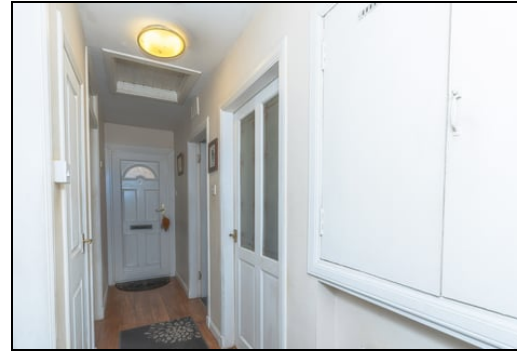
## Ground Floor

### Entry and Stairwell



## First Floor

### Entrance Hallway



### Lounge



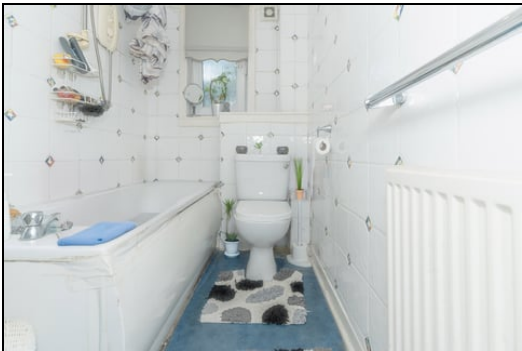
5.26m x 3.48m (17' 3" x 11' 5")

**Kitchen**



3m x 2.90m (9' 10" x 9' 6")

**Bathroom**



3m x 1.50m (9' 10" x 4' 11")

**Bedroom**



4.10m x 2.77m (13' 5" x 9' 1")

**Bedroom**



3.45m x 3.41m (11' 4" x 11' 2")



Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine and fridge/freezer.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

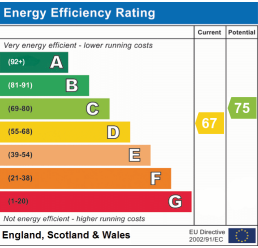
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

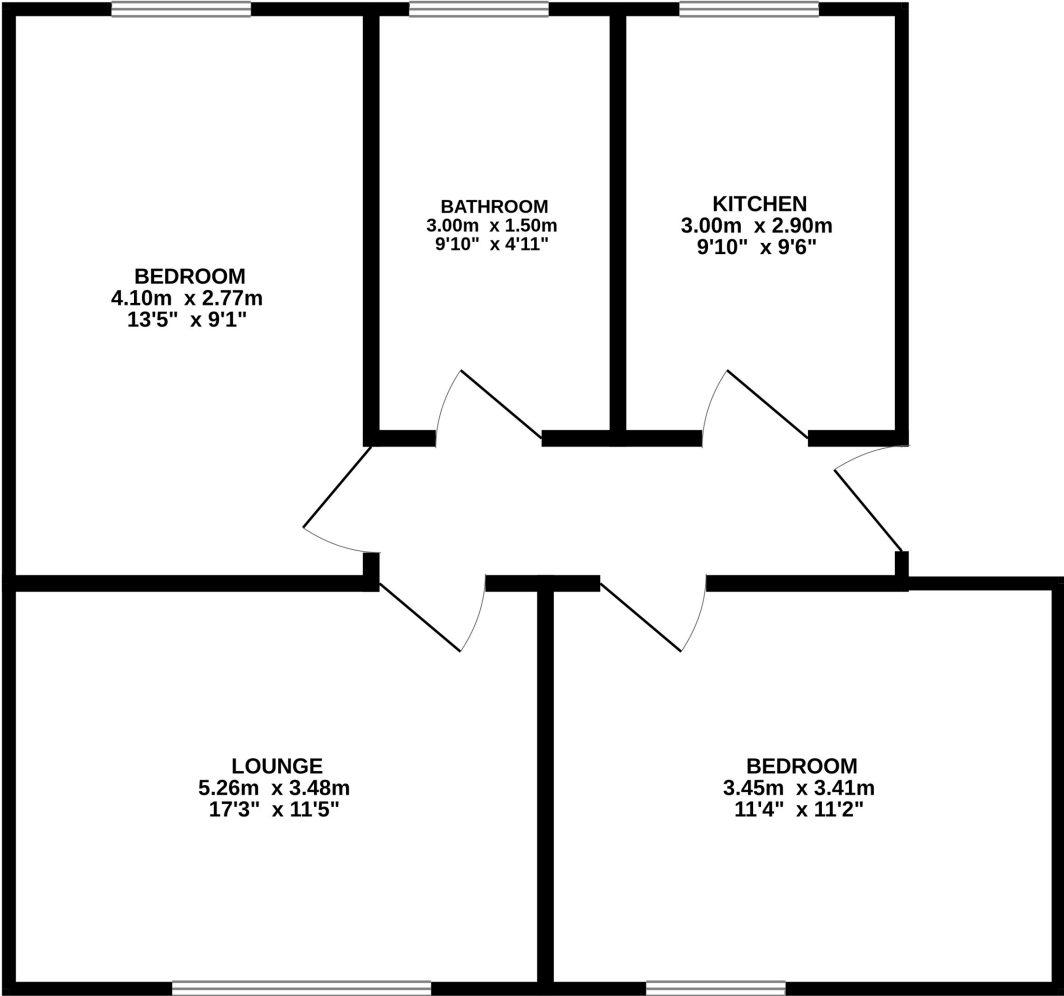
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



FIRST FLOOR  
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 48.3 sq.m. (520 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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