



**Offers Over £189,500**  
**6 Humbie Terrace, Aberdour, Burntisland, Fife, KY3 0XP**



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Delmor are delighted to present to the market this semi detached villa set in a popular residential setting. Located in Aberdour, a popular coastal village to the east of the Forth Bridges, with a variety of shops, golf course and tennis club, silver sands beach. 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. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Spacious lounge with fire surround and inset fire. Kitchen is fitted with an array of floor and wall mounted units and leads through to the dining room which has ample space for dining table and chairs. Shower room comprising of shower cubicle, WC and wash hand basin. The first floor has a top hallway giving access to three bedrooms all of which have storage. Limited heating is provided by a combination of electric night storage and convector heaters. The property is double glazed. There are established mature gardens to the front and rear. There is also a driveway to the side leading to the garage. Early viewing is highly recommended and would ideally suit a buyer looking to put their own stamp on a home.

## Ground Floor

### Entrance Hallway



### Lounge



### Dining Kitchen





## Shower Room



## First Floor

### Top Hallway





Bedroom



Bedroom



Bedroom





## Gardens



## Extras

All floor coverings. Electric cooker, 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

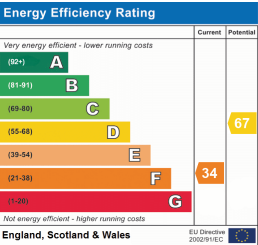
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

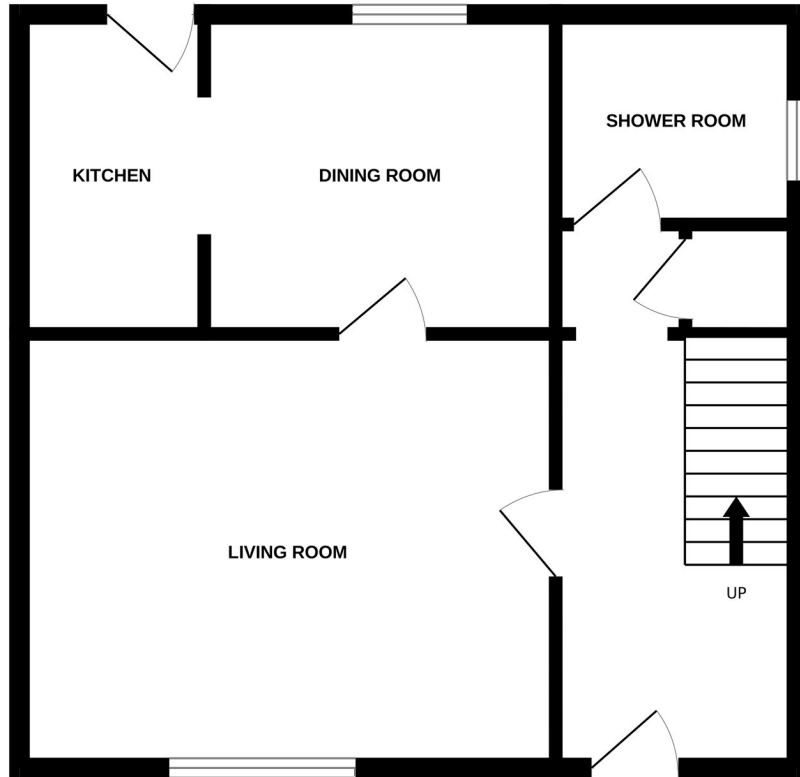
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

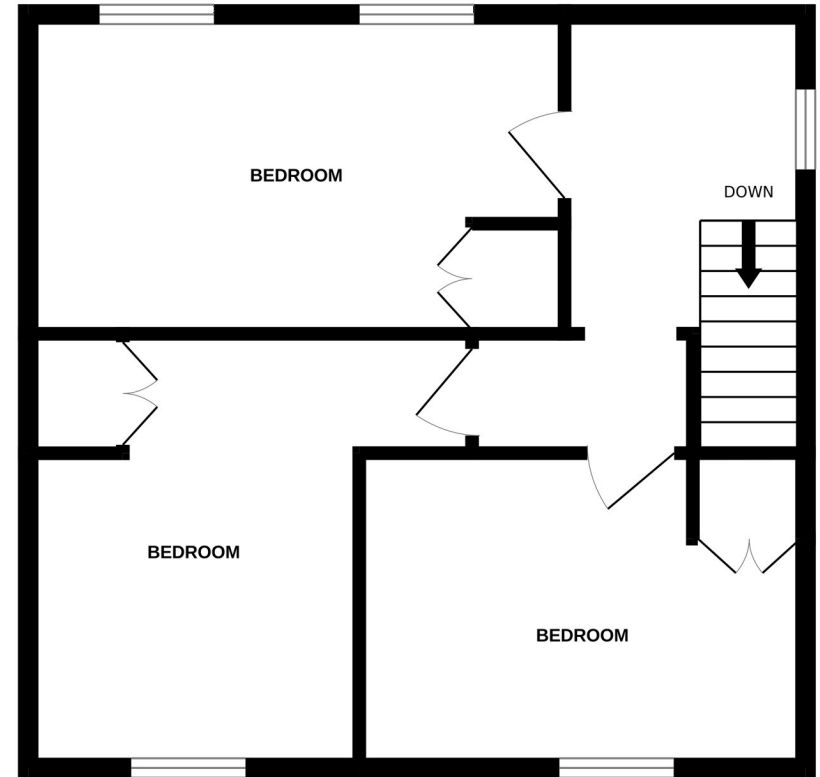
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR  
45.0 sq.m. (485 sq.ft.) approx.



1ST FLOOR  
45.0 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 90.0 sq.m. (969 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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