



26 Murrell Road, Aberdour, KY3 0XN  
Offers Over £210,000











# Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

- Recently upgraded, three-bedroom upper flat, situated within a popular residential setting
- Offered in immaculate, move in condition making for an excellent first-time home
- 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
- Welcoming hall providing access to all living accommodation
- Bright and spacious living room with stunning views
- Quality kitchen with a range of storage options, breakfast bar and space for free standing appliances
- Master bedroom with modern and stylish fitted wardrobes
- Bedroom two currently being utilised as a dining room
- Fantastic home office space available
- Modern family bathroom with three-piece suite and shower over bath
- Large, floored attic space
- Enclosed rear gardens with lawn, patio and summer house
- Private off-street parking available
- Gas central heating and double glazing
- A stunning home, upgraded throughout and viewing come highly recommended
- EPC – C
- Council Tax - B









# 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.





## Enquiries

 01383 629720

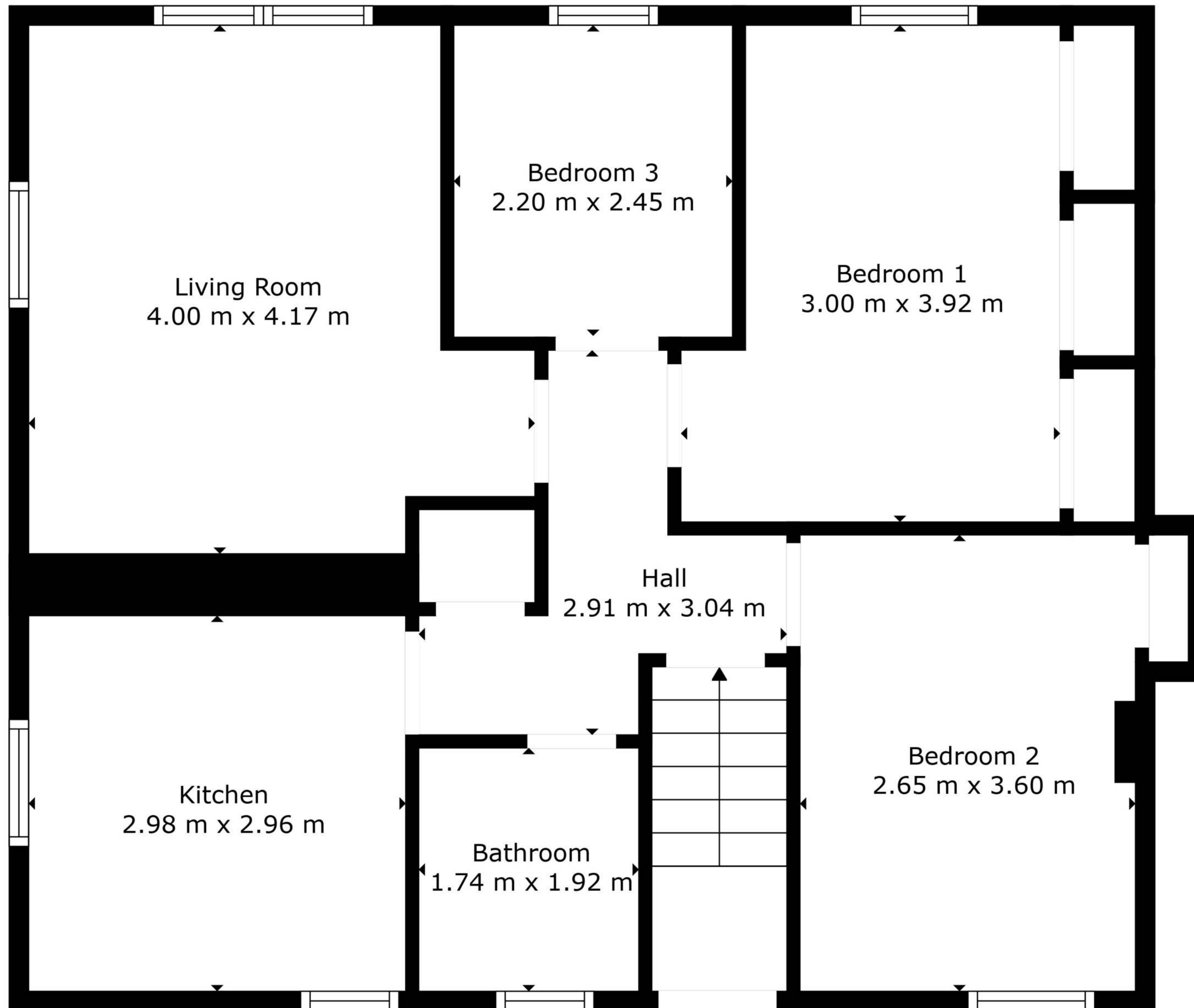
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