



Stevenson Marshall
Property & Law

21 Humbie Terrace
Aberdour, KY3 0XP

Offers in the region of £85,000

21 Humble Terrace, Aberdour

Rarely available, a traditional main door ground floor flat with all accommodation on one level, private garden ground and entrance doors to front and rear.

There is a good internal layout which includes a bright hallway, lounge, two double bedrooms, kitchen and wet room.

Gas central heating is installed (boiler approx 3 years old) with double glazed windows, good storage and flexible layout.

The private garden is mainly laid to lawn with drying facilities, patio and open aspect.

Room sizes

Entrance hallway

Lounge 4.16m x 3.98m (13'8 x 13'1)

Kitchen 3.15m x 2.16m (10'4 x 7'1)

Bedroom 1 3.66m x 3.21m (12'0 x 10'6)

Bedroom 2 3.66m x 3.34m (12'0 x 11'0)

Wet room 2.20m x 1.53m (7'3 x 5'1)

Aberdour is a most desirable coastal village on the northern shores of the Firth of Forth. This popular seaside retreat boasts a fine selection of shops, a Post Office, village bakery, tennis courts, Hotels, Primary School, excellent Golf Course, main line Rail Link (with services to Edinburgh) and a pleasant harbour and sandy beach. Aberdour is ideally placed for commuters, with access to the M90 Motorway and the Forth Road Bridge being readily available.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk