



**Stevenson Marshall**  
Property & Law

32 Main Street  
Aberdour, KY3 0UE

Fixed Price £155,000

## 32 Main Street, Aberdeen

A delightful main door ground floor flat with private garden to front and attractive communal garden to rear.

Gas central heating is installed with features sash and case windows, fresh décor, varnished timber flooring and many period features throughout, including a traditional cast iron fire place with oven and solid fuel fire.





## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge/bedroom

3.63m x 4.95m (11'11 x 16'3)

Kitchen

3.75m x 2.87m (12'4 x 9'5)

Sitting room/bedroom

5.03m x 3.55m (16'7 x 11'8)

Double bedroom

4.66m x 2.35m (15'4 x 7'8)

There is a flexible internal layout which includes an entrance vestibule, reception hallway, lounge, two bedrooms (one currently utilised as a sitting room), fitted kitchen and shower room.



## 32 Main Street, Aberdour

The communal walled gardens to rear are beautifully maintained with a host of flower beds, shrubs, trees, drying facilities and well-manicured lawn. The property enjoys a private enclosed garden to front.

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 Bridges being readily available.



## 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.

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