

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



16 Humbie Terrace, Aberdour, KY3 0XP
Offers Over £170,000



Well proportioned end terraced villa in the ever popular coastal seaside village of Aberdour which lies on the north shore of the Firth of Forth overlooking Inchcolm Island, Edinburgh and beyond. Entrance hall, Lounge, Kitchen, 3 Double bedrooms, Bathroom. Gardens to front and rear. Driveway. Requires modernisation and upgrading. Rarely available. Early viewing recommended. EPC - D. Council tax -B. Freehold

LOCATION

The ever popular village of Aberdour sits in a pleasant position on the shores of the Firth of Forth, approximately 5 miles east of the M90 Motorway, between Dalgety Bay and Burntisland. It offers something for everyone, with sandy beaches and a natural harbour, a thirteenth century castle, and twelfth century village church. The village also has a reputable nursery and a primary school. Secondary schooling and large retail outlets can be found in nearby neighbouring towns. There are also Sailing, Tennis and Bowling Clubs, and the popular Aberdour Golf Course which sits on the seafront. Fast routes are available to Dunfermline, Edinburgh, Glenrothes and Kirkcaldy, and there is a local railway station offering a regular commuting service to Edinburgh and local towns within the Fife Circle, together with a bus service. Humber Terrace is a cul-de-sac, situated on the north east side of the village, approached from Murrell Road.

PROPERTY - END TERRACED VILLA

- Entrance hall
- Lounge
- Kitchen
- 3 Double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Requires modernisation and upgrading
- Great potential
- Ideal family home
- Picturesque village of Aberdour

ACCOMMODATION

Hall

With doors to the lounge, kitchen and bathroom.

Lounge 4.70 m x 3.80 m / 15'5" x 12'6"

A good sized lounge. Fireplace. Front.

Kitchen 4.70 m x 2.80 m / 15'5" x 9'2"

Well proportioned. Door to garden. Rear

Bathroom 1.9 m x 1.7 / 6'3" x 5'7"

Fitted with an avocado coloured suite. Rear.

Landing

With doors to 3 bedrooms.

Bedroom 1 4.80 m x 2.80 m / 15'9" x 9'2"

A well proportioned double bedroom. Rear.

Bedroom 2 3.80 m x 2.80 m / 12'6" x 9'2"

Another good sized double bedroom. Front.

Bedroom 3 3.80 m x 3.40 m / 12'6" x 11'2"

The third bedroom is also a good size. Front.

Garden

The property has areas of garden ground to the front and rear.

DRIVEWAY

There is a driveway for off street parking

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

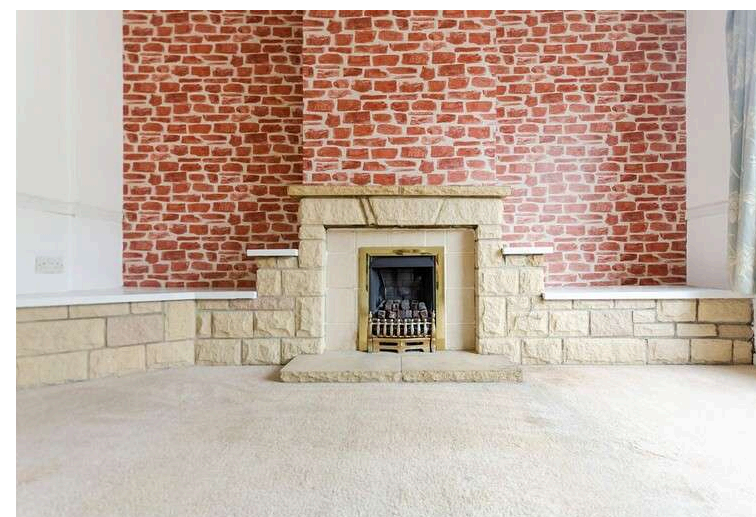
All carpets and blinds are included in the sale price.

HOME REPORT

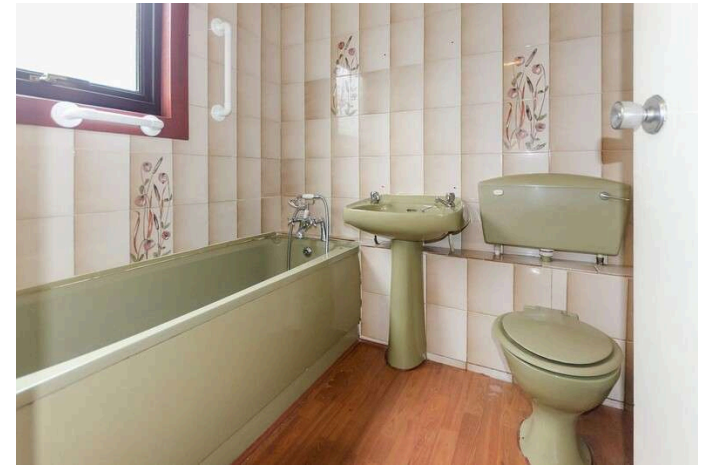
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

NO Warranties/Guarantees given As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

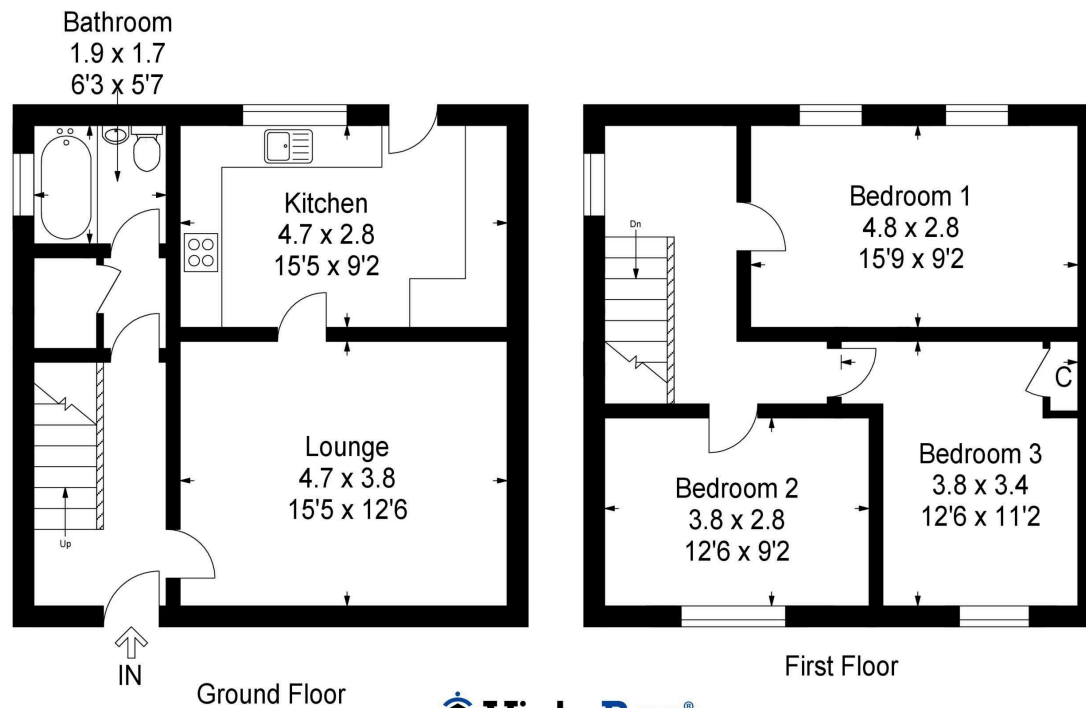
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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