

29 Balram Road, Aberdour, Burntisland, KY3 0ED











# Welcome home to coastal bliss...

If you're looking for a life of coastal bliss, a weekend escape, or simply your next family home, our carefully selected 3, 4 & 5 bedroom homes at Inchcolm Green, are designed to suit every lifestyle.

Set within picturesque Aberdour on Fife's sought-after coastline, these beautiful family homes really are the epitome of aspirational living.

- Minutes to Silver Sands beach
- Excellent transport links inc. Aberdour train station
- Eateries, local shops plus good schooling nearby
- High specification included as standard
- Energy efficient all homes have an A-rated EPC
- A life of coastal bliss awaits

# This impressive 5 bedroom detached home features:

- A generous west facing rear garden and patio
- An open plan kitchen/family/dining area with integrated appliances
- Bi-folding doors opening out to the patio and rear garden
- A generous formal lounge
- A flexible fifth bedroom perfect as a study or playroom
- A utility room plus an integrated garage
- PEA Rating: A
- Overall size of 1,817 sq. ft

## Take a virtual tour

https://my.matterport.com/show/?m=fJRKx3CPv4R&wts=3



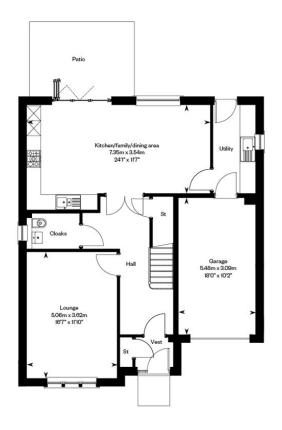


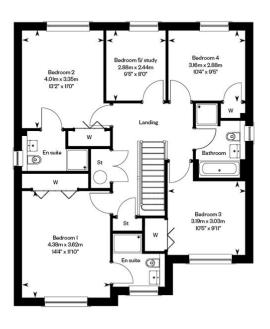




# **GROUND FLOOR**

# FIRST FLOOR







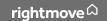
















These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



GILSONGRAY.CO.UK

#### **EDINBURGH**

29 Rutland Square FH12BW 0131 516 5366

• • •

## **GLASGOW**

160 West George Street G2 2HQ 0141 530 2021

• • •

#### EAST LOTHIAN

33 Westgate EH39 4AG 01620 893 481

• • •

# DUNDEE

11 South Tay Street DD1 1NU 01382 201 000

. . .

# **BORDERS**

01890 880 008