

Honeypot Cottage

10 MAIN STREET, ABERDOUR, BURNTISLAND, FIFE, KY3 0UE



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Wonderful three bedroom house within a
desirable village, close to all amenities*



Honeypot Cottage is a unique property situated over three levels and offers flexibility.

THE KITCHEN



This unique property consists of an entrance hallway, double bedroom, three-piece family bathroom and a lovely kitchen/dining area with a wealth of floor and wall units with access to the rear gardens.



THE BATHROOM



BEDROOM 1





The upper level offers open planned living with the lounge opening up to lovely views to the rear this is the hub of the house and comes with panoramic views across life. Also on this level, you will find two further double bedrooms with built-in storage and space for free-standing furniture if required. The attic has been sympathetically designed to offer a space for those working from home.

THE LOUNGE



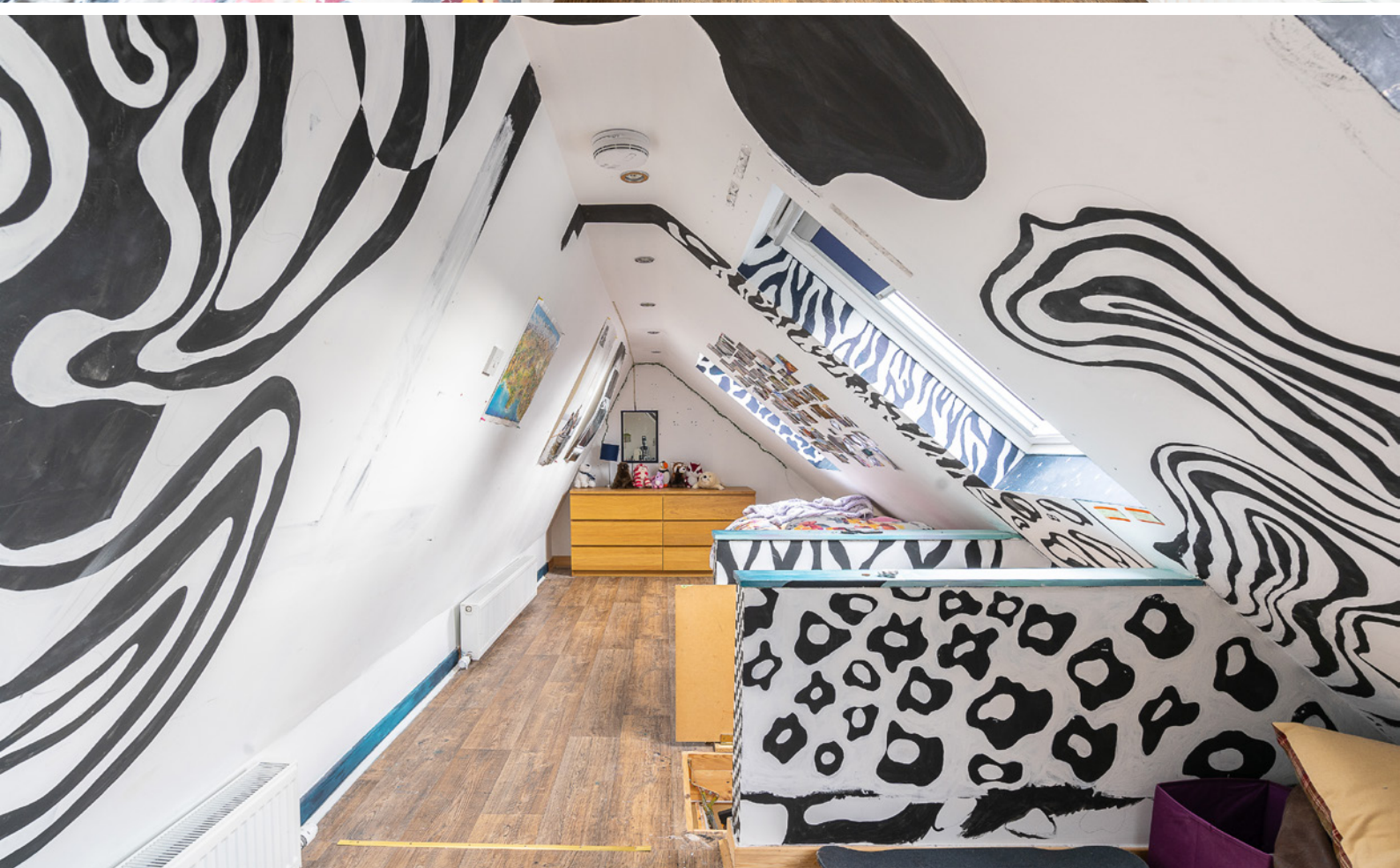
BEDROOM 2



BEDROOM 3



THE ATTIC



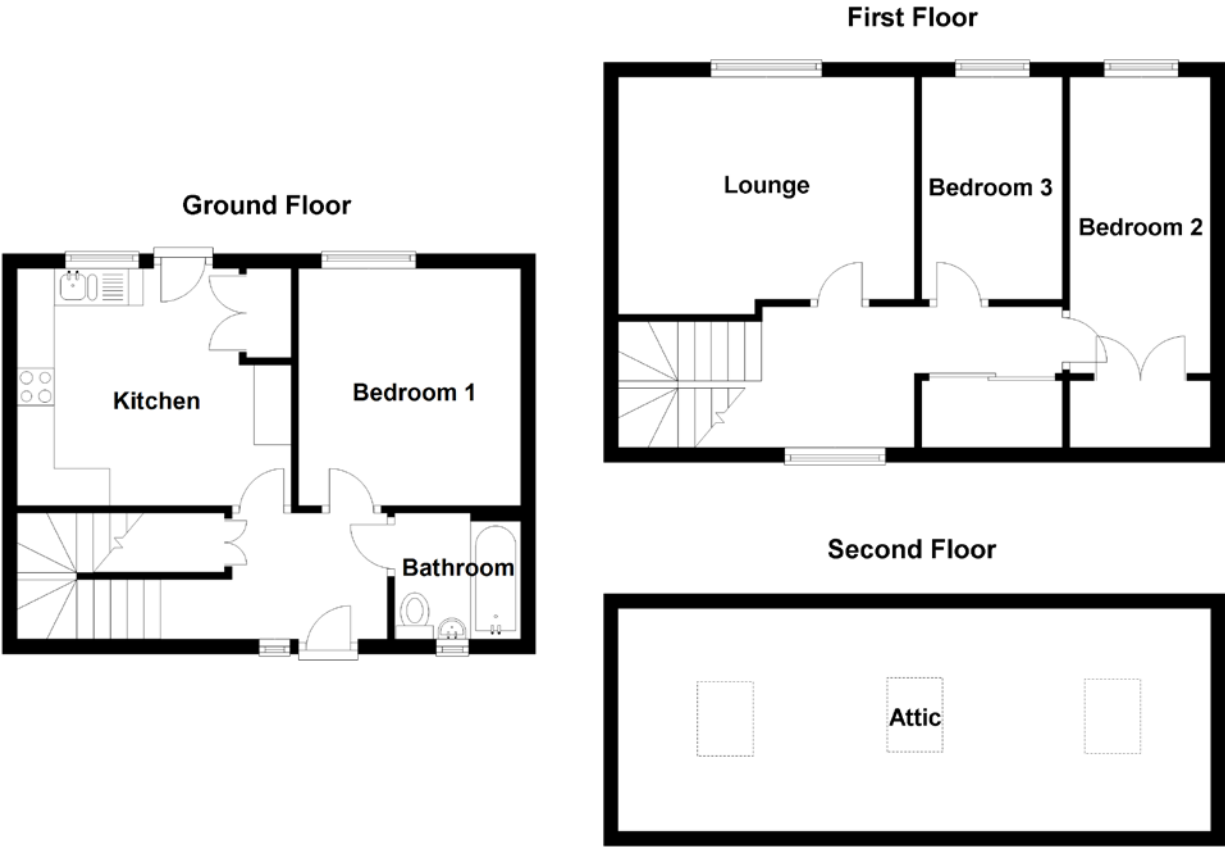
The property has space and storage in abundance and the unique layout is sure to make this property a hit on the market. Externally, the property benefits from a double private driveway. Spacious, south-facing, private gardens to the rear are ideally suited for families of all sizes. Internally, warmth is provided by gas central heating, and double glazing is installed throughout.

THE GARDEN & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
Kitchen 3.70m (12'2") max x 3.20m (10'6")
Bathroom 1.70m (5'7") x 1.70m (5'7")
Bedroom 1 3.20m (10'6") x 3.00m (9'10")

First Floor
Lounge 4.00m (13'1") x 3.30m (10'10")
Bedroom 2 4.00m (13'1") x 1.90m (6'3")

Bedroom 3 3.00m (9'10") x 1.90m (6'3")

Attic 7.80m (25'7") x 3.00m (9'10")

Gross internal floor area (m²): 79m² | EPC Rating: D

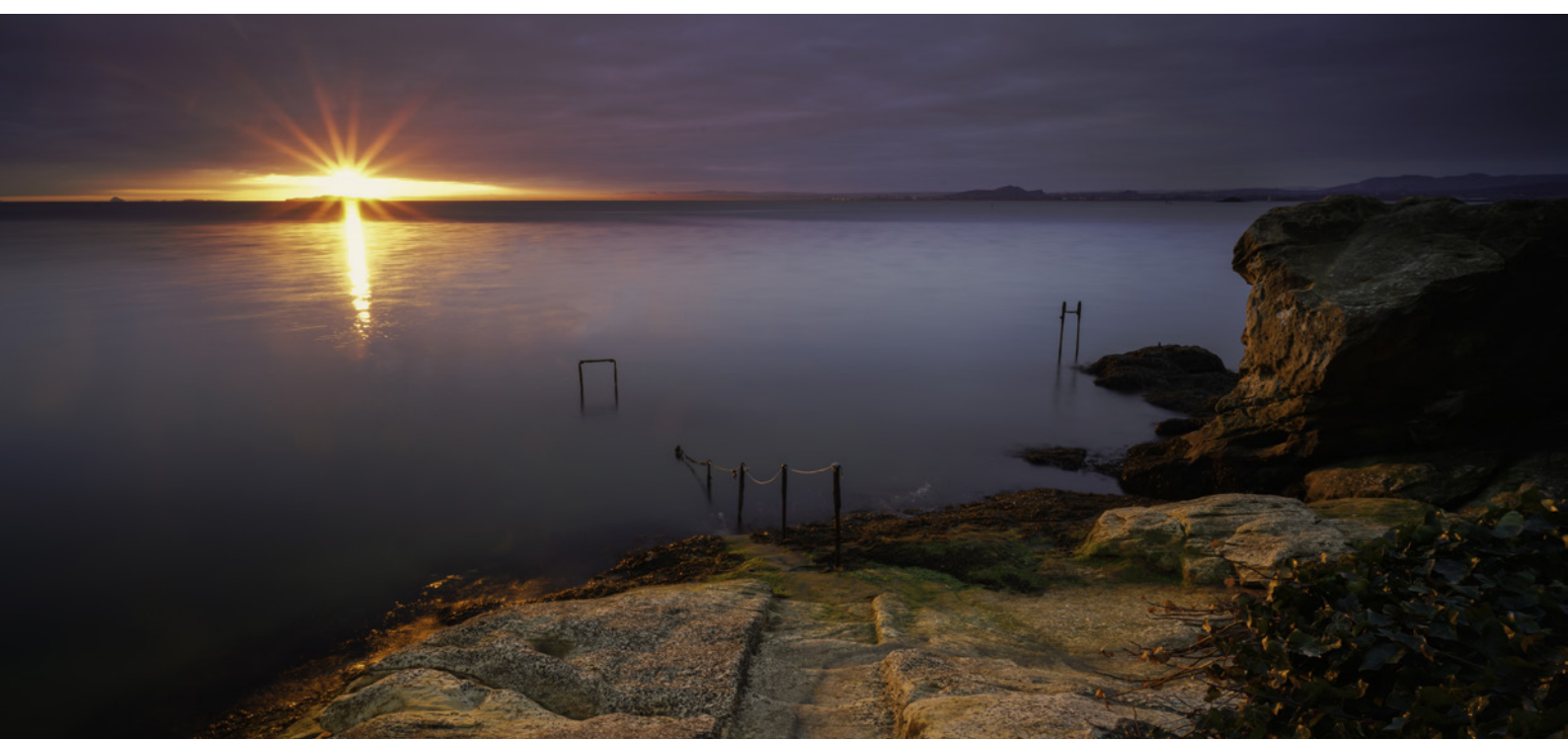
Buyer's Premium Value: 3500.00

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Aberdour is a delightful coastal village to the east of the Forth bridges. Within the village which oozes charm and character, there is an award-winning, beautifully preserved Victorian railway station with train services to Edinburgh, Dundee and beyond.





Aberdour is known for its sandy blue flag beaches, the 13th century Aberdour Castle which was used extensively during the filming of TV show Outlander, and its traditional week long Aberdour festival. Local shops in the village include an artisan bakery, two coffee shops, a pharmacy, newsagents, a Post Office and deli, with three beautiful gift shops and an independent gallery run by residents of Aberdour.

There are also two hotels which both boast excellent restaurants. There are regular bus services to Burntisland, Kirkcaldy and Edinburgh. Living in Aberdour offers country life and also life by the sea with a historic harbour yet only a ten-minute drive to the M90.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
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Text and description
JAY STEIN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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