

Oakridge

6 SEASIDE PLACE, ABERDOUR, FIFE, KY3 0TX



*MAGNIFICENT FIVE BEDROOM HOME IN A
HIGHLY SOUGHT AFTER LOCATION*



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The property is accessed via the front entrance which in turn leads through to a bright, spacious reception hall; both areas are floored throughout. A beautiful staircase with decorative bannisters, lead up to the upper floors. This home has retained most of its period features including large sash and case windows with beautiful corning, shutters and panel doors.

On the ground floor, the family/dining room is filled with light from the large north east-facing window. This room could easily accommodate gatherings of family and friends for more formal dining. The south-facing main lounge has an open fire. The kitchen has a wealth of floor and wall-mounted units, with a cosy adjacent family room that provides access to the rear. A rear vestibule give access to a well designed annex which has a beautiful shower room and access to the rear gardens.





Kitchen/Diner











Bedroom 5 & Wet Room

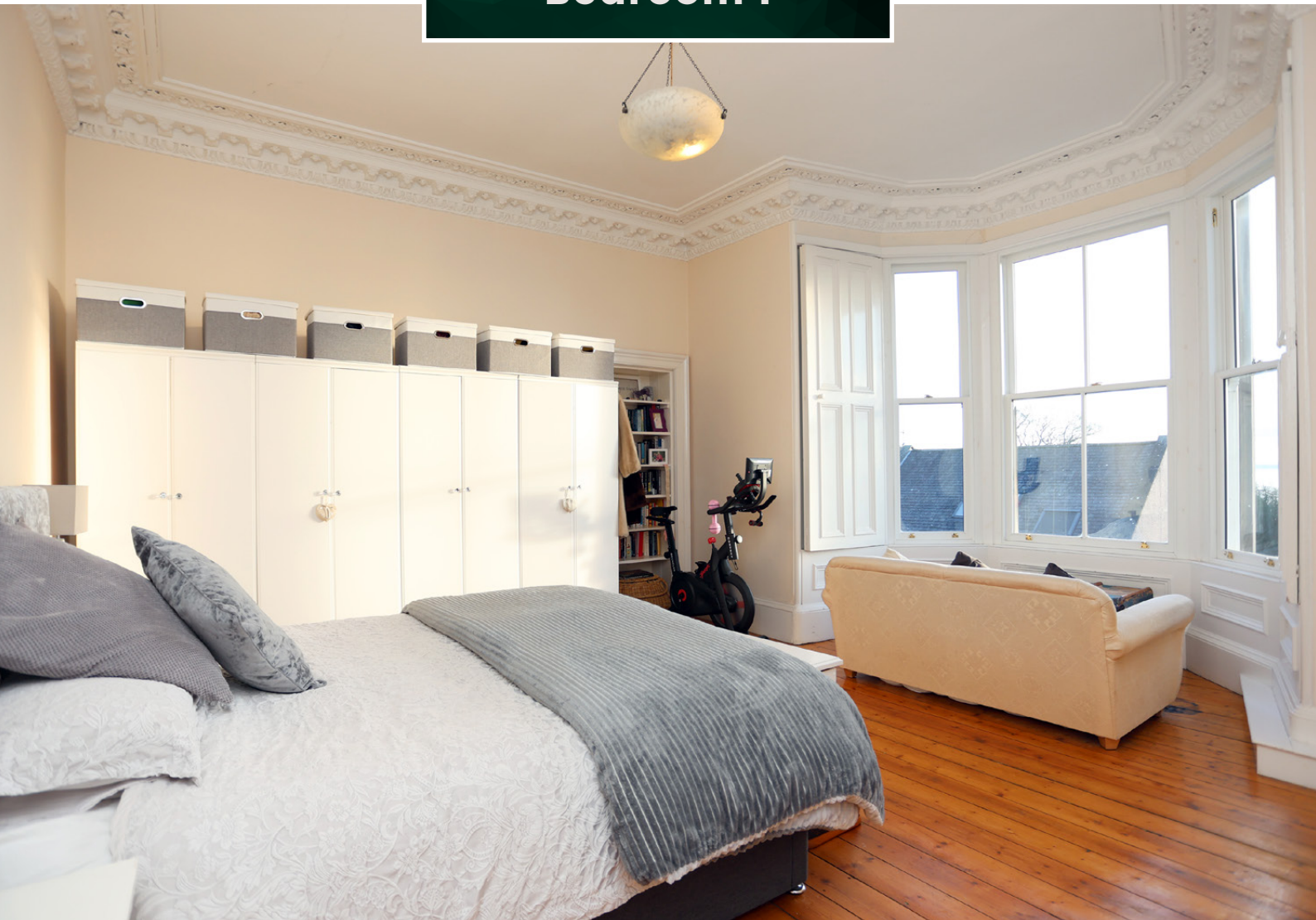


Taking the staircase to the first floor, there are four good-sized double bedrooms, lacking no shortage of space for free-standing furniture. As with the lounge below, the master bedroom has a feature window with panoramic views across to Edinburgh and beyond. There is a three-piece family bathroom on this floor. The attic has been partially converted and with the correct planning could be turned into a beautiful bedroom or Snug.



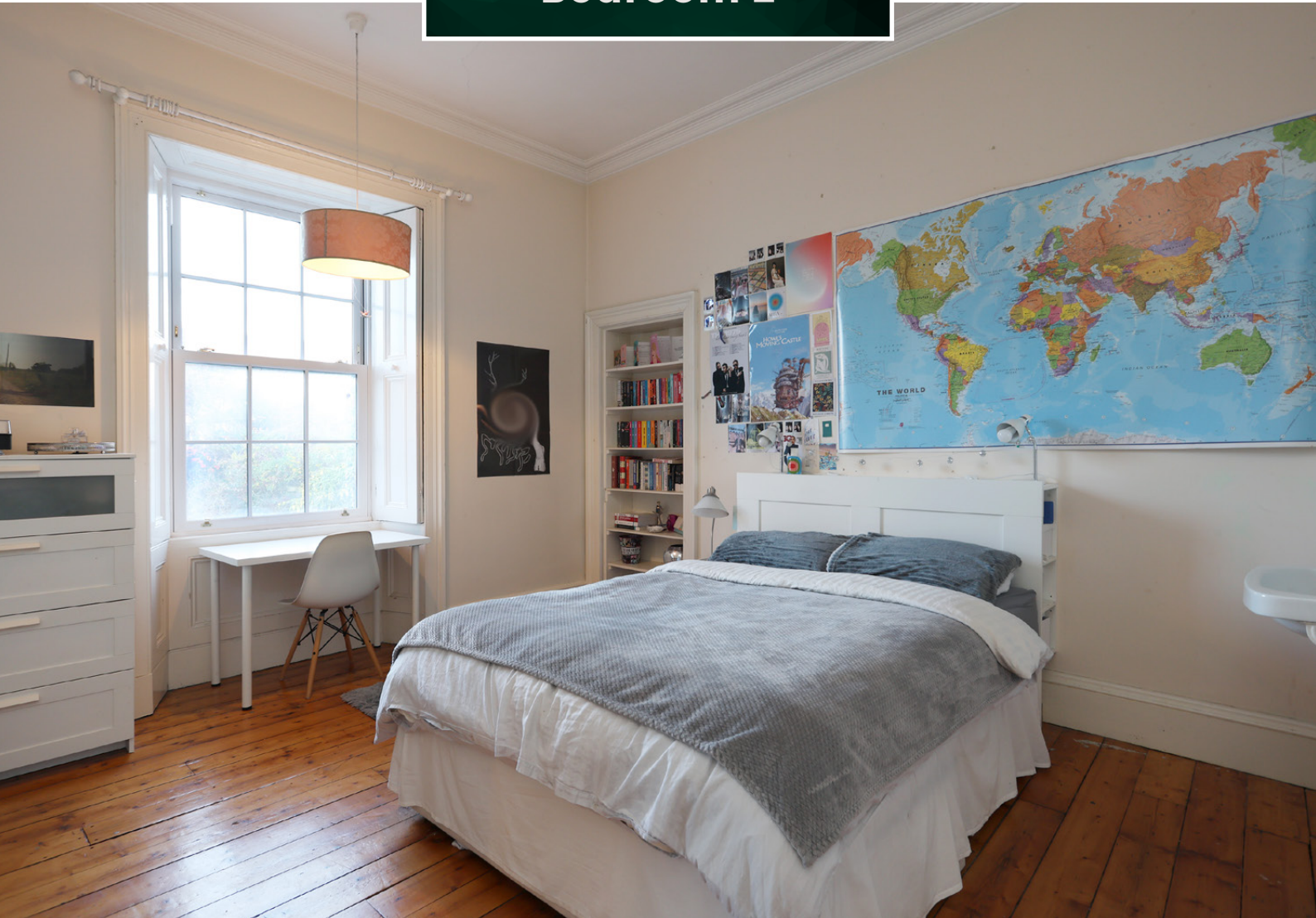


Bedroom 1





Bedroom 2

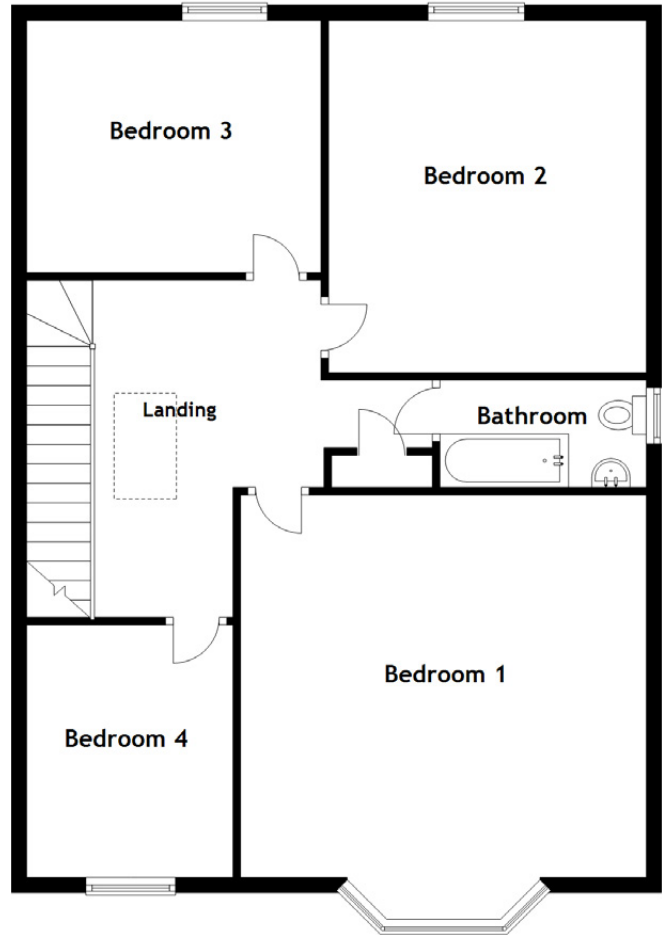
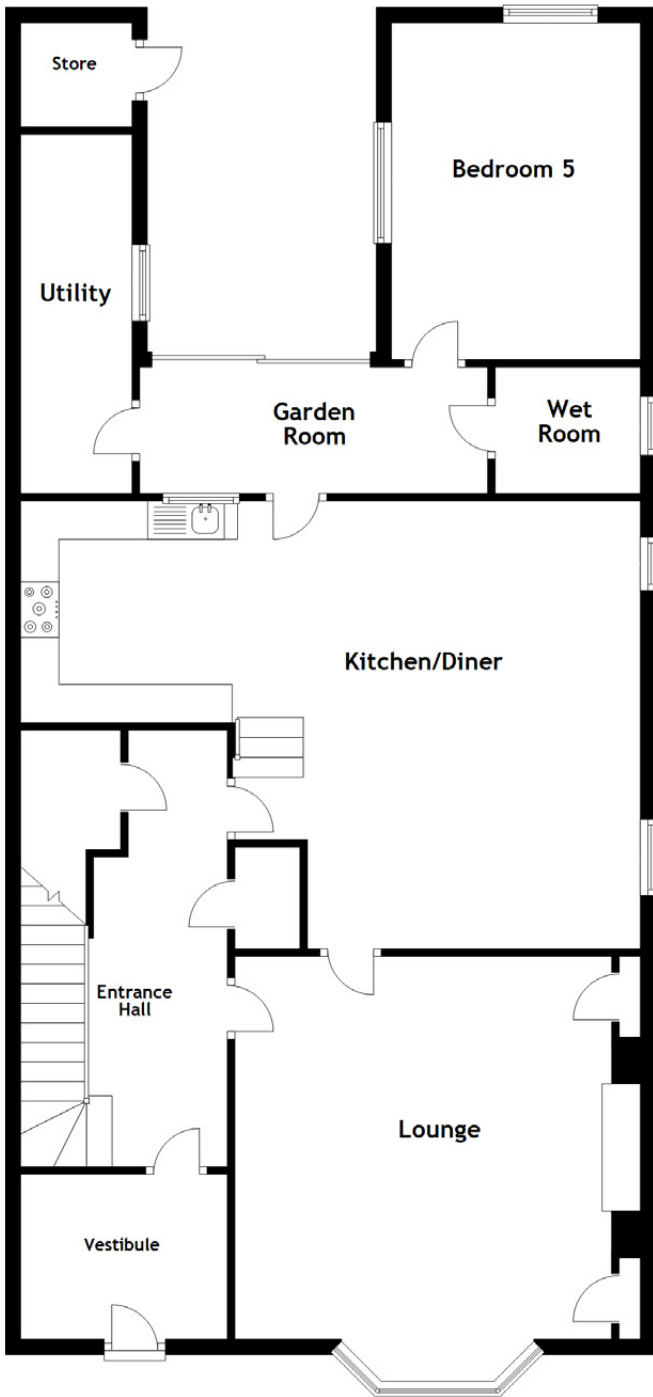




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	8.10m (26'7") x 5.85m (19'2")	Bathroom	2.70m (8'10") x 1.40m (4'7")
Lounge	5.55m (18'3") x 5.30m (17'5")	Wet Room	1.90m (6'3") x 1.65m (5'5")
Bedroom 1	5.55m (18'2") x 5.30m (17'5")	Garden Room	4.54m (14'11") x 1.65m (5'5")
Bedroom 2	4.60m (15'1") x 4.15m (13'7")	Utility	4.69m (15'5") x 1.45m (4'9")
Bedroom 3	3.84m (12'7") x 3.30m (10'10")	Gross internal floor area (m ²): 216m ²	
Bedroom 4	3.30m (10'10") x 2.69m (8'10")	EPC Rating: E	
Bedroom 5	4.40m (14'5") x 3.25m (10'8")		



There are well-maintained garden grounds to the front and rear of the property with more than ample parking to the rear. The beautiful secluded back garden affords peace, privacy and security for children and family pets. Parking can be accessed via a private road at the rear of the property which also has access to the rear garden.

The rear garden has scope to build a three bedroom home with the correct planning consent. Viewing is highly recommended to appreciate the accommodation on offer.







The village of Aberdour is in a sought-after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of village life.

Aberdour oozes charm and character and offers something for everyone, as there are two beautiful sandy beaches and a natural harbour, a thirteenth-century castle and a twelfth-century village church. Aberdour Golf Club is located centrally in the village and there is a primary school and a variety of shopping facilities for day-to-day necessities. Silver Sands Beach is a short walk away with sailing, tennis and bowling clubs nearby. This is an idyllic location whilst the most comprehensive amenities are available nearby in Dunfermline and Kirkcaldy. Easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy within convenient commuting distance. The Village boasts its own railway station offering regular commuting services to Edinburgh and local towns within the Fife circle together with a regular bus service.

The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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