

11 Inch Avenue

ABERDOUR, BURNTISLAND, KY3 0TF



*Beautiful 4/5 bedroom home in a sought after location,
sympathetically extended for a growing family*



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We are delighted to introduce to the market this spacious five-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive five-bedroom family home, which provides substantial accommodation for a growing family.

THE LOUNGE



The property is offered to the market in "walk-in" condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level, a pristine formal and bright lounge to the front of the property with a feature window that floods the room with natural light and with access leading into the rear dining/ garden room.

THE DINING/GARDEN ROOM



THE KITCHEN & UTILITY



The fully fitted kitchen with the family area/breakfast area has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a microwave, oven, gas hob and extractor hood. There is a separate fully tiled utility room with an external door. Also on the ground level, you will find bedroom five or a very adaptable study office space.



BEDROOM 5





The upper landing has been thoughtfully planned and consists of four well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite and wardrobes. Also on this floor, you will find the contemporary four-piece family bathroom. This completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



The immaculate master bedroom boasts a fantastic en-suite and wardrobes



BEDROOM 2



BEDROOM 3



BEDROOM 4

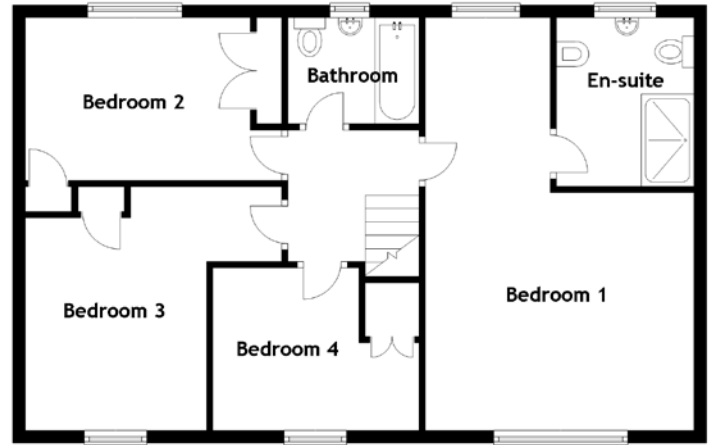
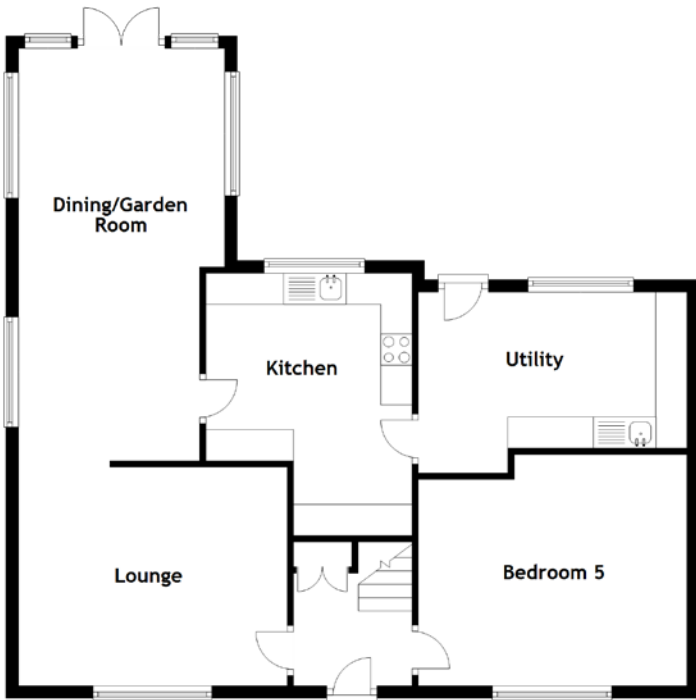


The property benefits from gas central heating and double-glazing for additional comfort. Externally, there is a driveway providing off-road parking for up to five vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

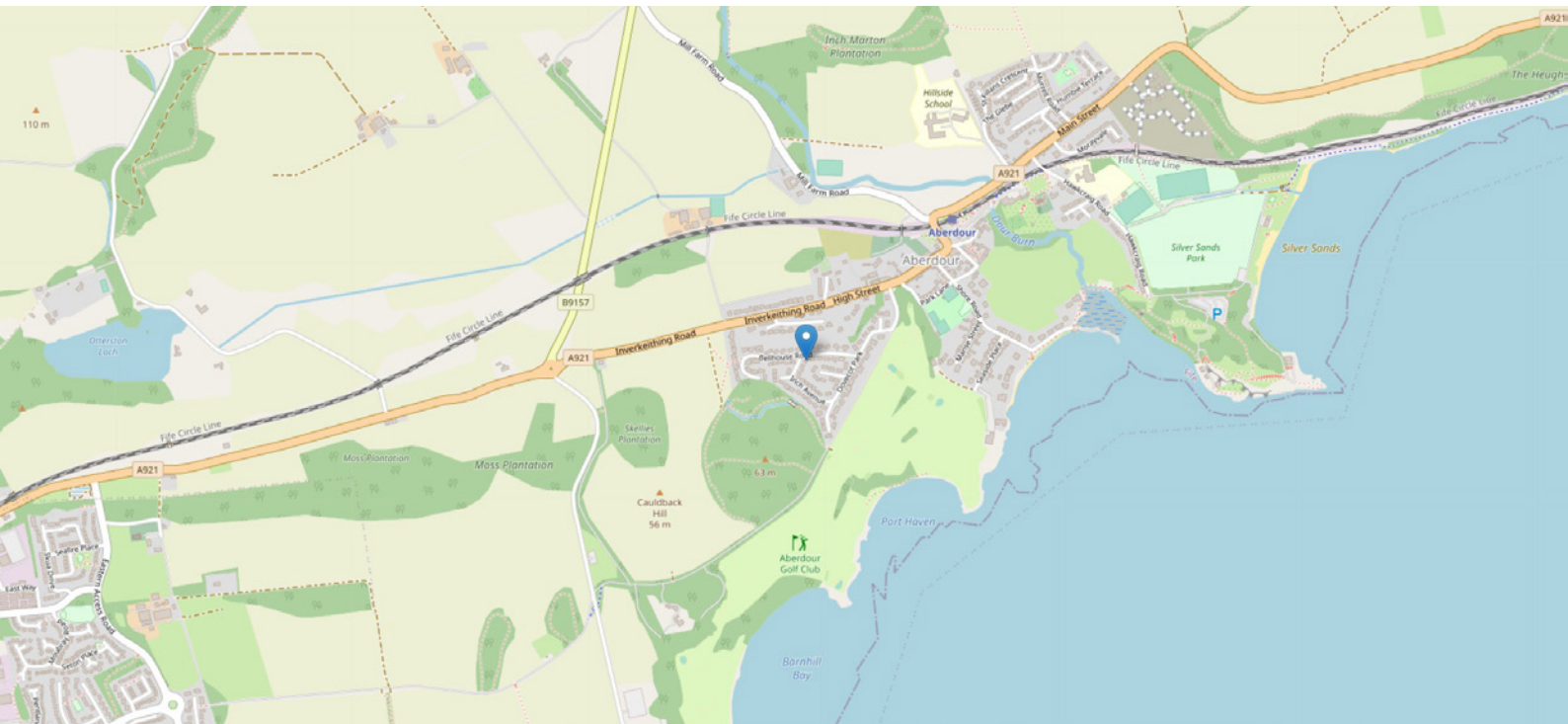
Ground Floor

Lounge	4.30m (14'1") x 3.50m (11'6")
Dining/Garden Room	6.60m (21'8") x 3.30m (10'10")
Kitchen	4.20m (13'9") x 3.30m (10'10")
Utility	4.30m (14'1") x 3.00m (9'10")
Bedroom 5	4.30m (14'1") x 3.70m (12'2")

First Floor

Bedroom 1	6.49m (21'3") x 4.50m (14'9")
En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bedroom 3	3.90m (12'10") x 2.00m (6'7")
Bedroom 4	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 158m² | EPC Rating: C



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 the 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 a 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.



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