



ABERDOUR

FIFE, KY3 0TG

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 and its traditional week long Aberdour festival.

Local shops in the village include artisan bakery, two coffee shops, pharmacy, newsagents, 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 an historic harbour yet only ten minutes drive to the M90



7 TELNY PLACE

ABERDOUR, FIFE, KY3 0TG

McEwan Fraser Legal is delighted to bring to the market this highly desirable cottage flat for the over 55's. Set amidst meticulously maintained garden grounds and courtyard, Number 7 also benefits from an allocated parking space. An exterior staircase rises to the front door.

Once inside, the quality of the fittings is evident with a bijou country style kitchen, a spacious, light-infused lounge with a triple aspect of the garden grounds, two bedrooms and the shower room. The kitchen offers a fold down wall mounted table and integrated appliances including an induction hob. One of the bedrooms is dressed for grandchild's sleepovers but equally useful as a home study or guest bedroom. The shower room is modern and fitted

with a wet wall, a large walk-in shower cubicle with rainwater shower, vanity wash hand basin and WC. The flooring in the lounge, kitchen and one bedroom is engineered oak with a rich, warm look.

Externally, there are exceptionally well maintained and landscaped courtyards and communal space with gardens to the front, side and rear laid to grass with places to sit and enjoy the views of the Forth and the ships as they come and go.

The house is a five-minute walk to the beach and harbour and around ten minutes walk to Aberdour golf course. The settlement sits adjacent to 13th century Aberdour Castle and within the grounds of Aberdour House, built by the occupants of the castle when it fell to disrepair.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	2.90m (9'6") x 2.10m (6'11")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Shower Room	2.90m (9'6") x 1.90m (6'3")

Gross internal floor area (m²): 60m²

EPC Rating: C

Extras (Included in the sale): All blinds and curtains.

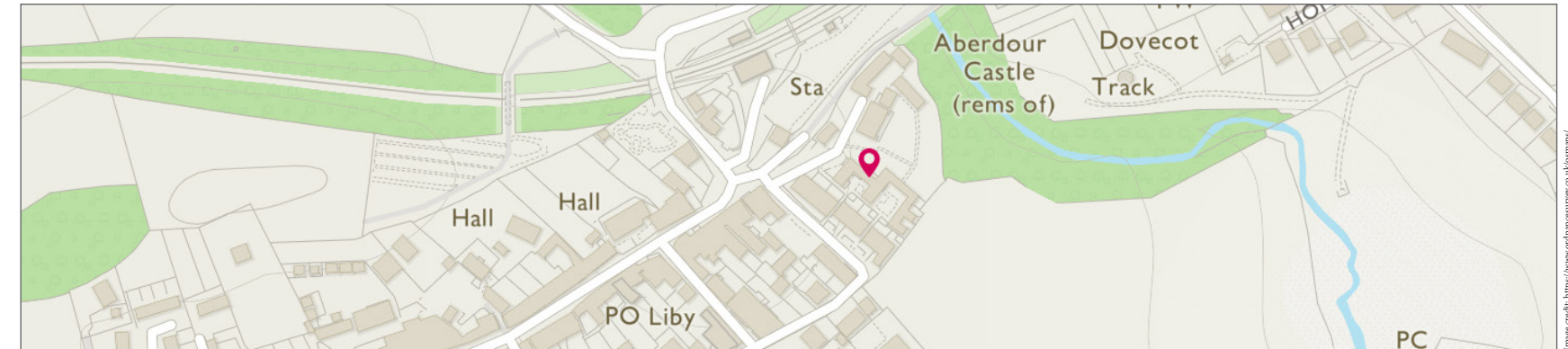


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Part
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