

23 Seaside Place

ABERDOUR, FIFE, KY3 0TX



*Beautifully presented and perfectly proportioned
four-bedroom detached family home*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this delightful upper villa with neutral décor throughout, this spacious first floor double upper apartment is situated in the popular and well sought after location of Aberdour. The property itself is well located and has excellent commuter links.

THE ENTRANCE



Entrance to the property is through its own front door into the stairwell which leads to the spacious hallway. The hallway features a very useful storage cupboard and the room itself leads into a modern fitted kitchen.

THE KITCHEN



The kitchen has ample storage from its many wall and base units, contemporary worktops and electric oven.



The lounge/dining room is located to the rear and has ample space for furniture configurations with stunning views across fife and beyond.

THE LOUNGE/DINER





There are two spacious double bedrooms, both offering delightful views. The bathroom has partially tiled walls and benefits from a three-piece white suite with WC, wash hand basin and bath with shower over.

BEDROOM 1

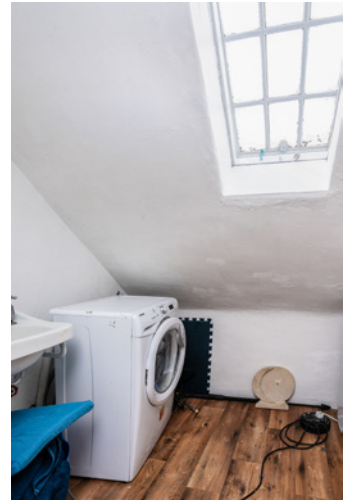


BEDROOM 2



THE BATHROOM





Journey to the upper level where you will discover a useful utility/WC and two further double bedrooms with one of the rooms offering a large decked balcony with panoramic views across to Edinburgh and beyond.

BEDROOM 3





BEDROOM 4



In addition, the property has gas central heating, double-glazing. Ample parking is provided to the front and secluded separate garden areas located to the rear of the property with a detached garage.

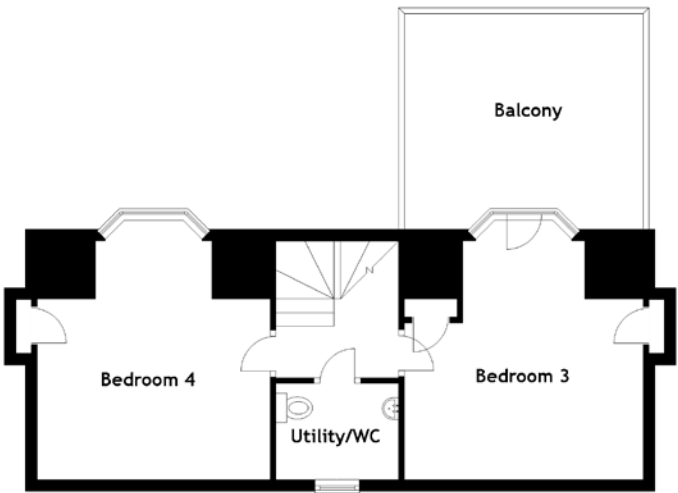
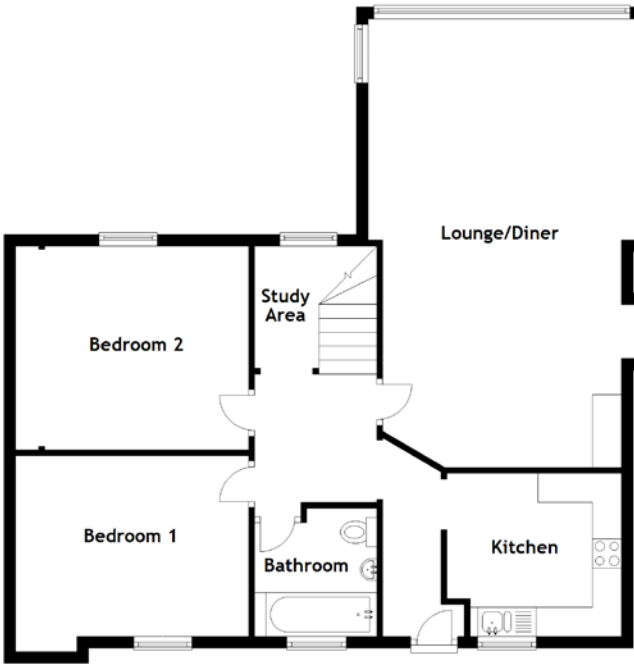
THE GARDEN



THE VIEW

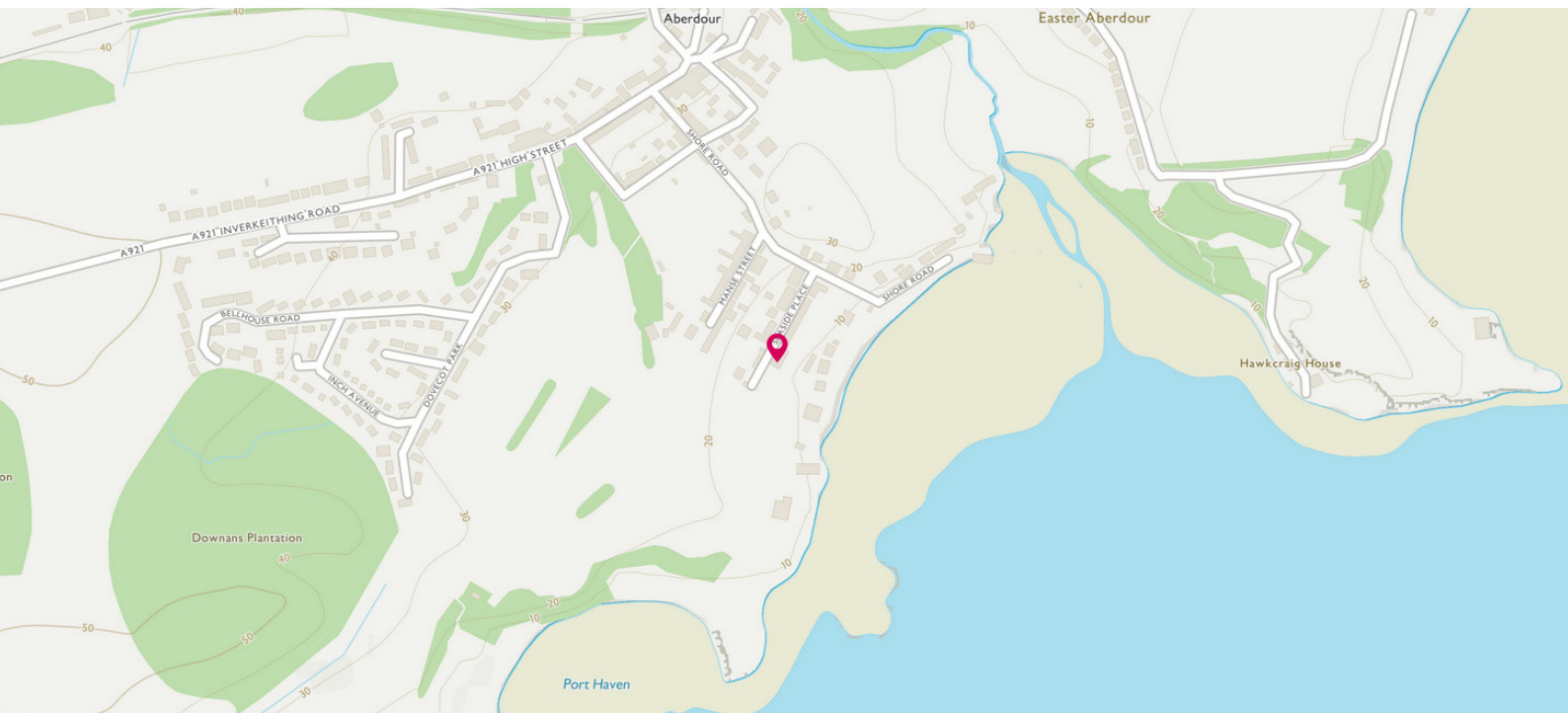


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor		First Floor	
Lounge/Diner	7.70m (25'3") x 4.35m (14'3")	Bedroom 3	4.10m (13'5") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 2.80m (9'2")	Balcony	4.50m (14'9") x 4.40m (14'5")
Study Area	2.10m (6'11") x 2.10m (6'11")	Bedroom 4	4.10m (13'5") x 4.10m (13'5")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")	Utility/WC	2.10m (6'11") x 1.65m (5'5")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")	Gross internal floor area (m ²): 119m ²	
Bathroom	2.20m (7'3") x 2.10m (6'11")	EPC Rating: E	



THE LOCATION

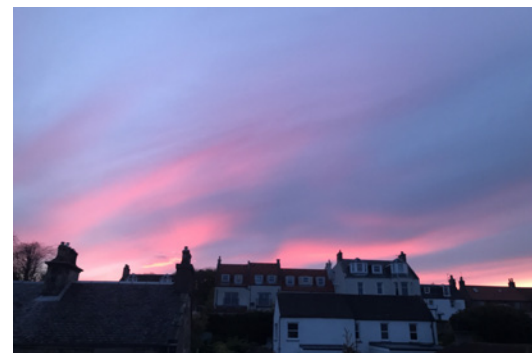
For those who are unfamiliar with the Fife coastal village of Aberdour, this is located in the South of Fife, only a few minutes drive from The Forth Road Bridge, and provides for everyday requirements, with the inclusion of local shops, including a post office, bakery as well as a number of cafes and bars.





This village really is an ideal location for anyone looking to take advantage of the picturesque scenery, with its beaches; Silver Sands and Black Sands, and the popular Aberdour Golf Course. It is also well located to commute in and out for work, by taking advantage of the excellent road and rail networks.

From Aberdour itself, it is only a matter of driving to The Forth Road Bridge, which will take you into Edinburgh and beyond. As well as road links, there is also the option of taking a train from Aberdour Railway Station, which would have you into Edinburgh within only 20 minutes. For families looking to stay within or move into the area, there is the well-located Aberdour Primary School.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.