

# Upper Corriemar

THE SHORE, ABERDOUR, BURNTISLAND, KY3 0TY



*Magnificent four-bedroom villa with panoramic views across the Firth of Forth*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto: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. Views are to die for with access to the beach straight from the property.

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

# THE KITCHEN



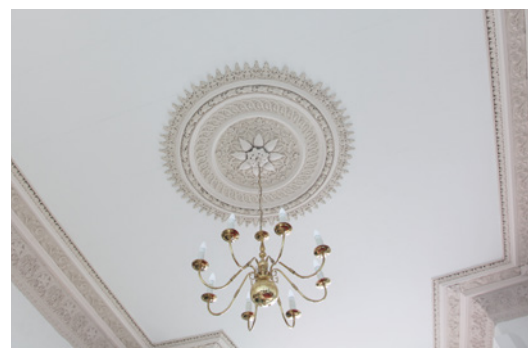
The kitchen has ample storage from its many wall and base units, contemporary worktops and electric oven. The large dining room is a good size and offers space for a dining table and eight chairs for more formal dining.

# THE DINING ROOM



The lounge is located to the front and has ample space for furniture configurations with a large bay/sitting window with stunning views across the Firth of Forth and beyond.

# THE LOUNGE



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

## BEDROOM 2



# BEDROOMS 3 & 4 (OFFICE)



# THE SHOWER ROOM



Journey to the upper level where you will discover a further double bedroom with the master bedroom offering Panoramic views across to Edinburgh and beyond. A further bathroom can be found on this level.



# THE MASTER BEDROOM



Panoramic views across to Edinburgh and beyond





# THE BATHROOM



In addition, the property has gas central heating and double-glazing. Ample parking is provided to the front and secluded separate garden areas are located to the rear of the property with a large outhouse that can be adapted to suit the new owner's needs.

Viewing is highly recommended to appreciate the accommodation on offer.



# EXTERNALS

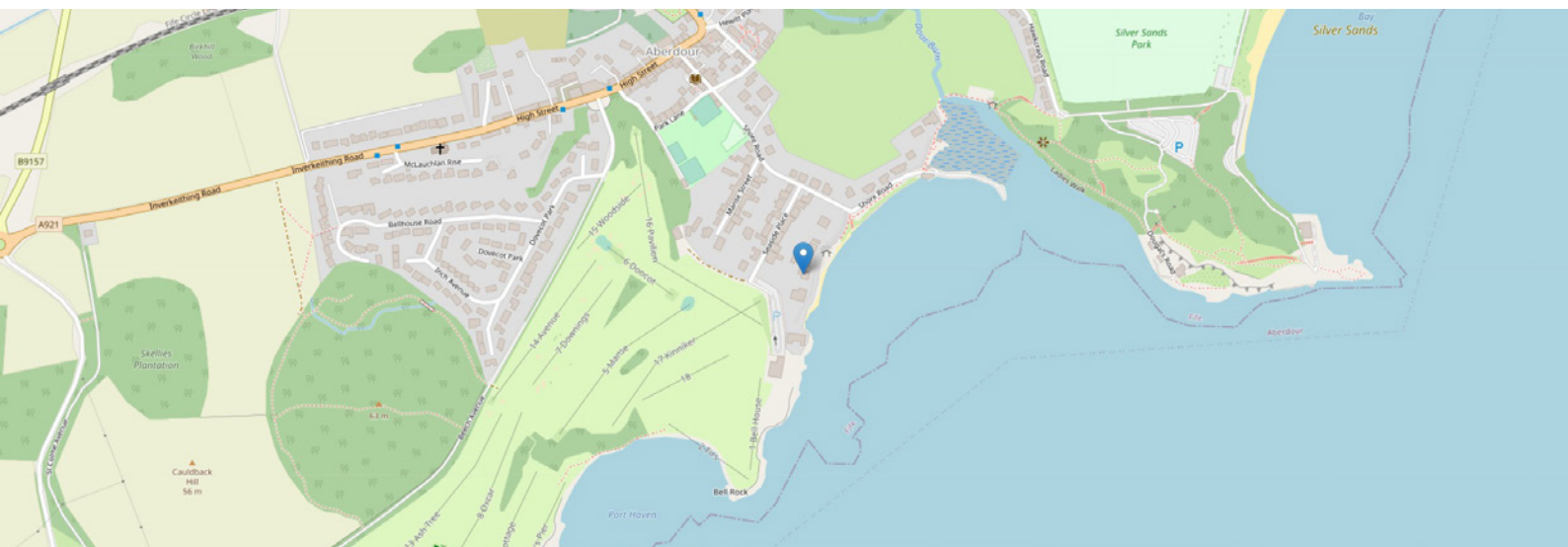


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Vestibule	3.20m (10'6") x 2.10m (6'11")	Master Bedroom	7.80m (25'7") x 4.75m (15'7")
Lounge	6.55m (21'6") x 4.60m (15'1")	Bathroom	3.80m (12'5") x 2.00m (6'7")
Kitchen	3.60m (11'10") x 2.70m (8'10")	Garage	5.20m (17'1") x 3.00m (9'10")
Dining Room	4.60m (15'1") x 3.80m (12'6")	Wash House	3.25m (10'8") x 3.00m (9'10")
Shower Room	3.10m (10'2") x 2.25m (7'5")	Gross internal floor area (m <sup>2</sup> ):	175m <sup>2</sup>
Bedroom 2	4.75m (15'7") x 4.65m (15'3")	EPC Rating:	E
Bedroom 3	4.60m (15'1") x 4.15m (13'8")		
Office/Bedroom 4	4.45m (14'7") x 2.40m (7'10")		



# THE LOCATION

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.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**LEIGH ROLLO**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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