



lindsays

89 Main Street
Aberdour, KY3 0UQ

"A beautifully presented stone-built Victorian mid-terraced three bedroom family house over three floors in the popular Fife coastal village of Aberdour"

- Mid-terraced Victorian house
- Very well-presented throughout
- Popular coastal village
- Excellent views
- Sitting room
- Dining room
- Contemporary kitchen
- Master bedroom with bathroom
- Second double bedroom
- Double bedroom three with en-suite and balconies
- WC
- Gas central heating
- Private front and rear gardens
- Garden shed

EPC Rating D

OFFERS OVER £369,000



Description

A beautifully presented stone-built Victorian mid-terraced three bedroom family house over three floors in the popular Fife coastal village of Aberdour. The property is in excellent order throughout and has been sympathetically upgraded by the current owners whilst retaining attractive period features such as the stripped floors, cornice work and the working window shutters. The property is approached via a pathway through the front garden which leads to a traditional entrance vestibule. This in turn leads to a spacious reception hallway. To the front is an attractive sitting room enjoying open views across farmland to the Firth of Forth and onto Edinburgh. To the rear is the dining room which in turn leads to a well-equipped kitchen with direct access to the rear garden. Also in this level is a useful WC. The turned stair rises to a bright first floor landing bathed in natural light from a large window. On this level are two well-proportioned double bedrooms, one of which has a "Jack and Jill" bathroom with separate shower unit, which can either be used as an en-suite or as the family bathroom. On the second floor is the third double bedroom which benefits from an en-suite shower room. This room has a stunning feature of three Velux windows which – when opened – turn into small balconies. This is a superb space in which to relax and enjoy the stunning and far-reaching views. The rear garden is well-maintained and is a lovely sun-trap when the sun shines.

Area

Located on the northern shores of the Firth of Forth within the Kingdom of Fife, Aberdour is a delightful, picturesque coastal village famous for its silver sands, history and architecture. The village is one of much charm and character offering a pace and quality of life rarely available. Small speciality shop, galleries, antique shops, tearooms, cafes and restaurants are all available within an unspoilt village square, as are all the usual medical and banking services. Nursery and primary education are also available locally with neighbouring towns offering secondary education in both the public and private sectors. Edinburgh City Centre is an easy commute, approximately 30 minutes by road depending on traffic, 15 minutes by rail from Aberdour's award winning railway station or from nearby Dalgety Bay halt. There is also a park and ride at Ferry Toll. With the Forth Road Bridge only 6 miles away, the M90, M8 and Edinburgh International Airport are all within easy reach. Fife is famous for its beautiful sandy beaches, picturesque fishing villages and championship golf courses. Aberdour was once a burgh of regality and notable landmarks include the ruins of a 14th century castle. The village also has an excellent golf course and the water sports enthusiast need look no further than the local harbour.

Viewing

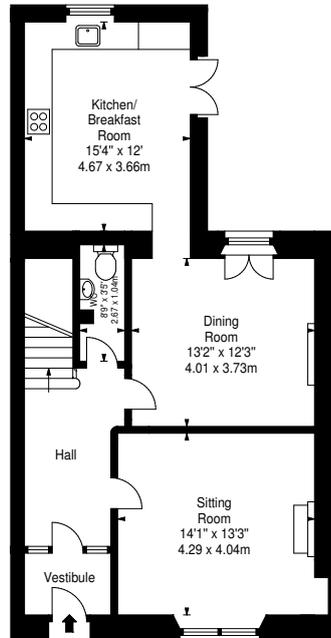
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



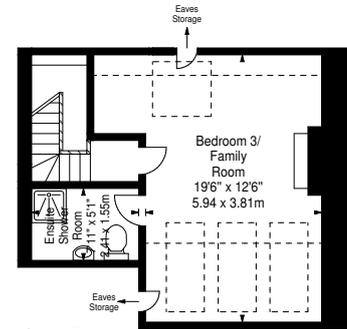
Main Street,
Aberdour,
Burtisland, KY3 0UG



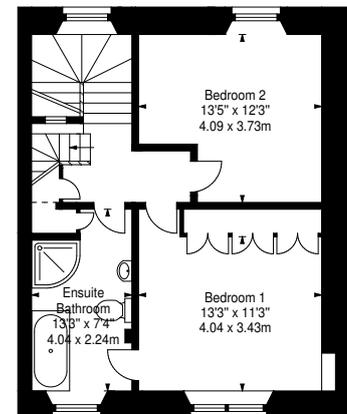
Approx. Gross Internal Area
1697 Sq Ft - 157.65 Sq M
For identification only. Not to scale.
© SquareFoot 2019



Ground Floor



Second Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.