



Solicitors & Estate Agents

14

McLauchlan Rise, Aberdour, Burntisland, KY3 0SS



Working harder for you



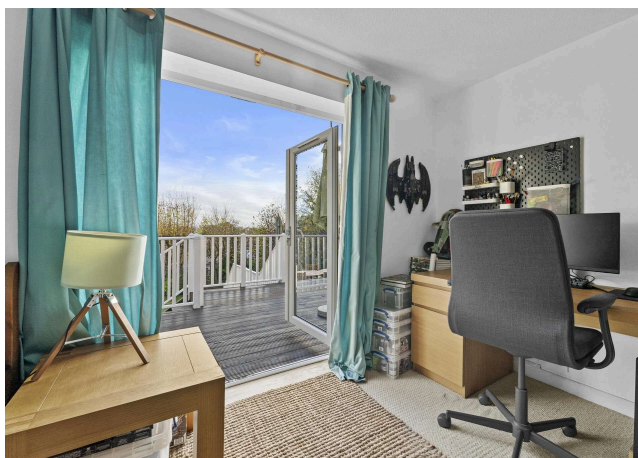


5 bedrooms

2 public

2 bathrooms



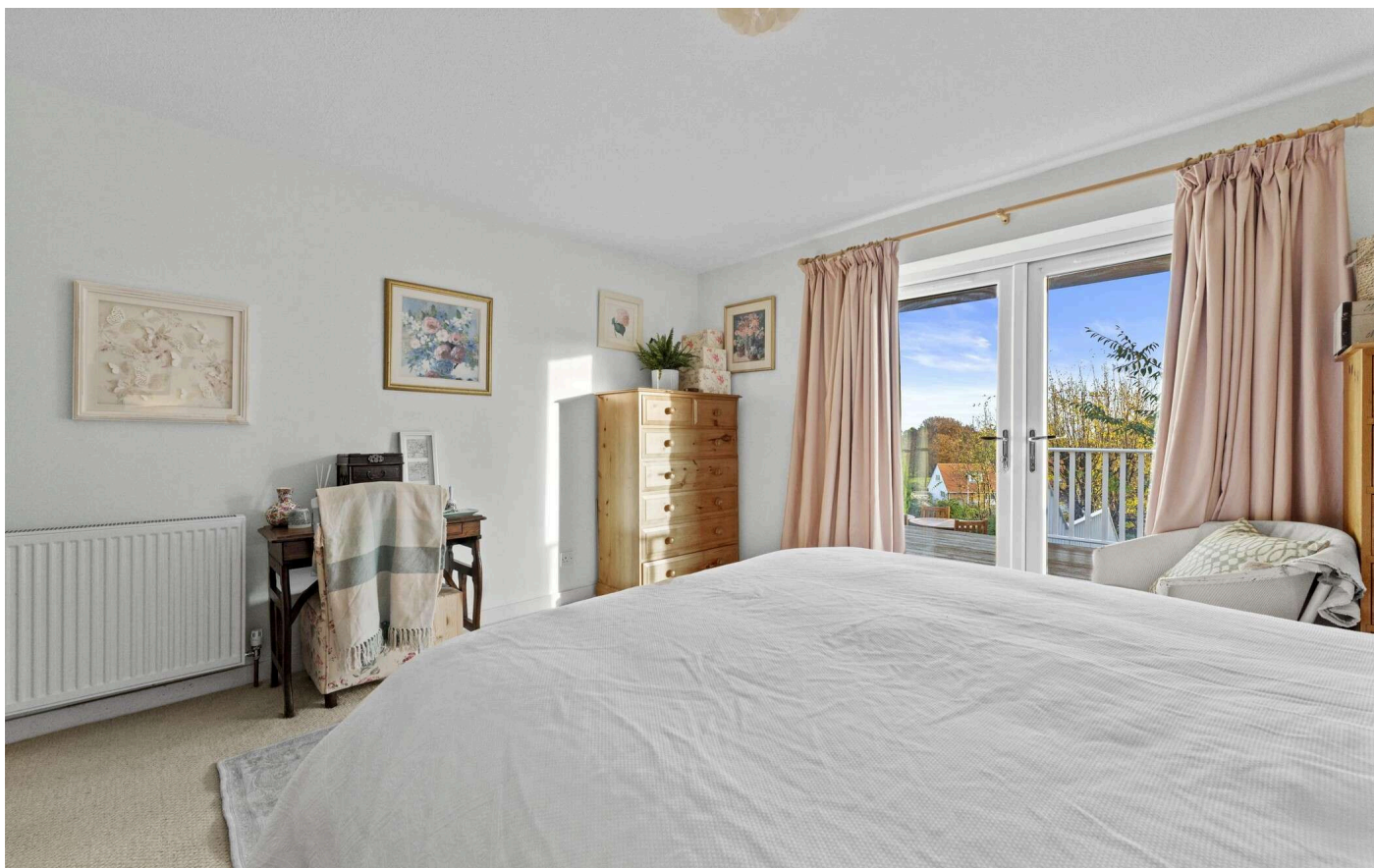
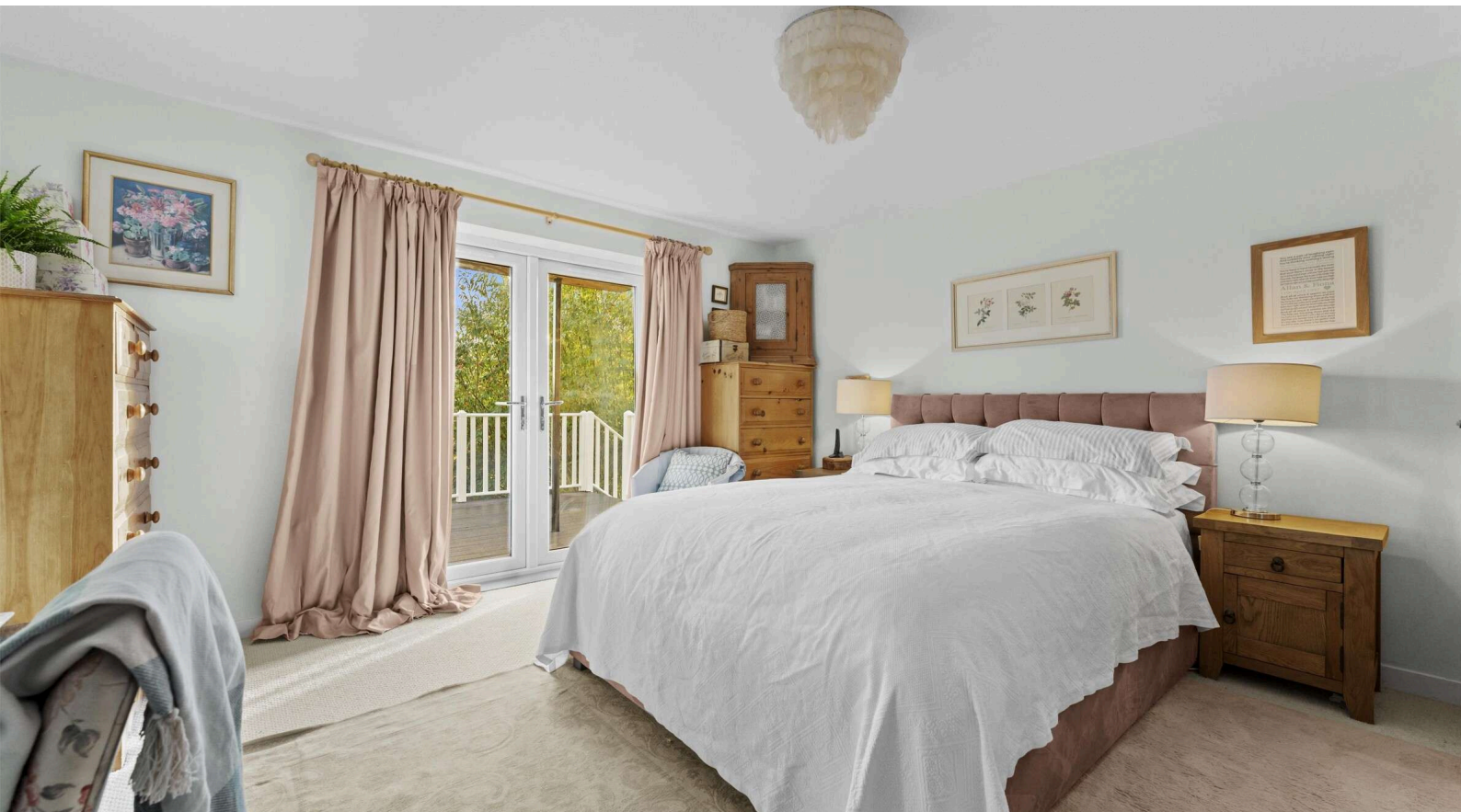


- + Spacious and executive five-bedroom property built in an exclusive development of similar properties.
- + Located in Aberdour, a popular coastal village to the east of the Forth Bridges, with a variety of shops, golf course and tennis club, silver sands beach.
- + For the commuter the railway station is minutes away by foot with train services to Edinburgh, Dundee and beyond and further transport links via the M90 motorway.
- + The property offers substantial private grounds surrounding the property and offers the most fantastic outlooks over the River Forth and beyond
- + Welcoming entrance hall on second floor leading to utility room with access to gardens and large storage cupboard, with the main living accommodation on the upper floor, making the most of the views over the golf course and River Forth
- + The living space is comprised of a large formal lounge with feature fireplace and large balcony looking out over private gardens and scenic views
- + Kitchen dining area with a range of storage options, centre island and space for dining table and white goods.
- + Large WC and bedroom five within the accommodation on the upper floor
- + The first floor features master bedroom with ensuite and three further double bedrooms with wardrobe space available in master bedroom, and within bedrooms two and three
- + Family bathroom with three-piece suite and shower over bath
- + Master bedroom and bedroom two lead out to an impressive decking area overlooking fantastic grounds surrounding the property
- + Impressive rear gardens with tiered decking leading down to large laid to lawn area
- + Large, private driveway, leading to double garage
- + An amazing family home, located in a desirable location and viewing comes highly recommended









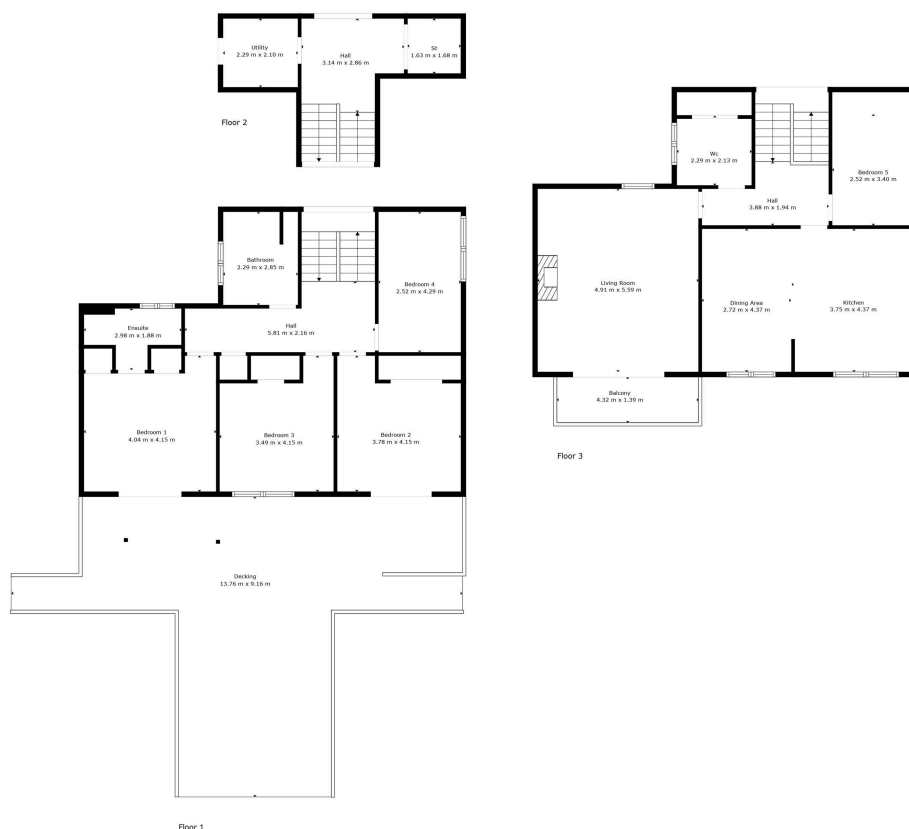












Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Living Room	4.91 m x 5.59 m / 16'1" x 18'4"	Bedroom 3	3.49 m x 4.15 m / 11'5" x 13'7"
Dining Area	2.72 m x 4.37 m / 8'11" x 14'4"	Bedroom 4	2.52 m x 4.29 m / 8'3" x 14'1"
Kitchen	3.75 m x 4.37 m / 12'4" x 14'4"	Bedroom 5	2.52 m x 3.40 m / 8'3" x 11'2"
Bedroom 1	4.04 m x 0.00 m / 13'3" x 0'0"	WC	2.29 m x 2.13 m / 7'6" x 7'0"
Bedroom 2	3.78 m x 4.15 m / 12'5" x 13'7"		



Sharing is caring!

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