

TANGLEWOOD

High Street, Aberdour, Burntisland, Fife, KY3 0SY

Thorntons 
The right way to move

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PANORAMIC VIEWS

enhance this detached coastal family home

Looking out across the Firth of Forth to Edinburgh's dramatic skyline, Tanglewood offers the best in coastal living within a tranquil and much sought-after village setting, prized for its award-winning beaches and excellent

local amenities including a primary school, pub, convenience stores, and a train station with direct services to Edinburgh Waverley in just 30 minutes.

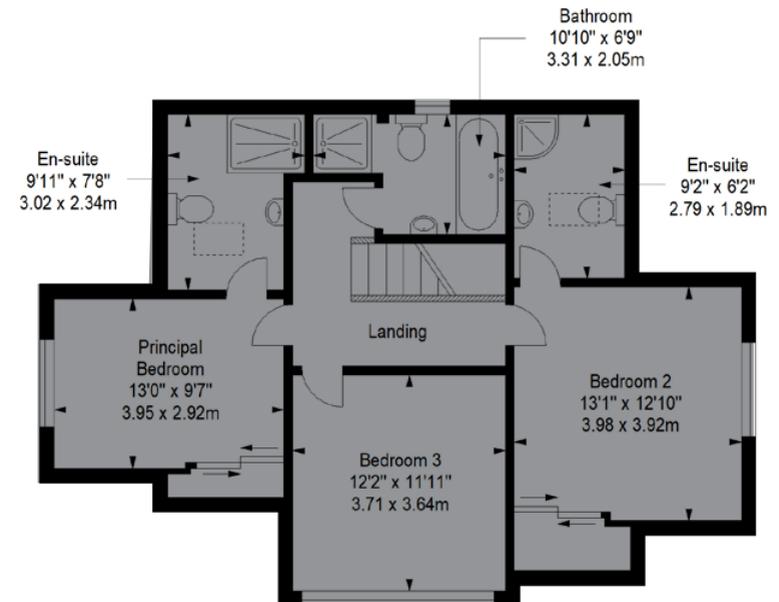
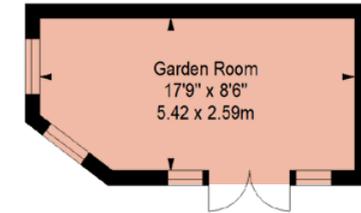
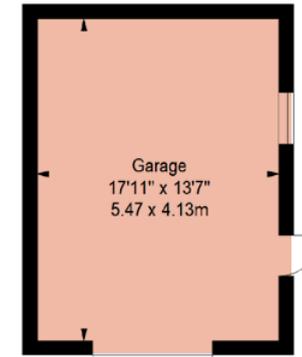
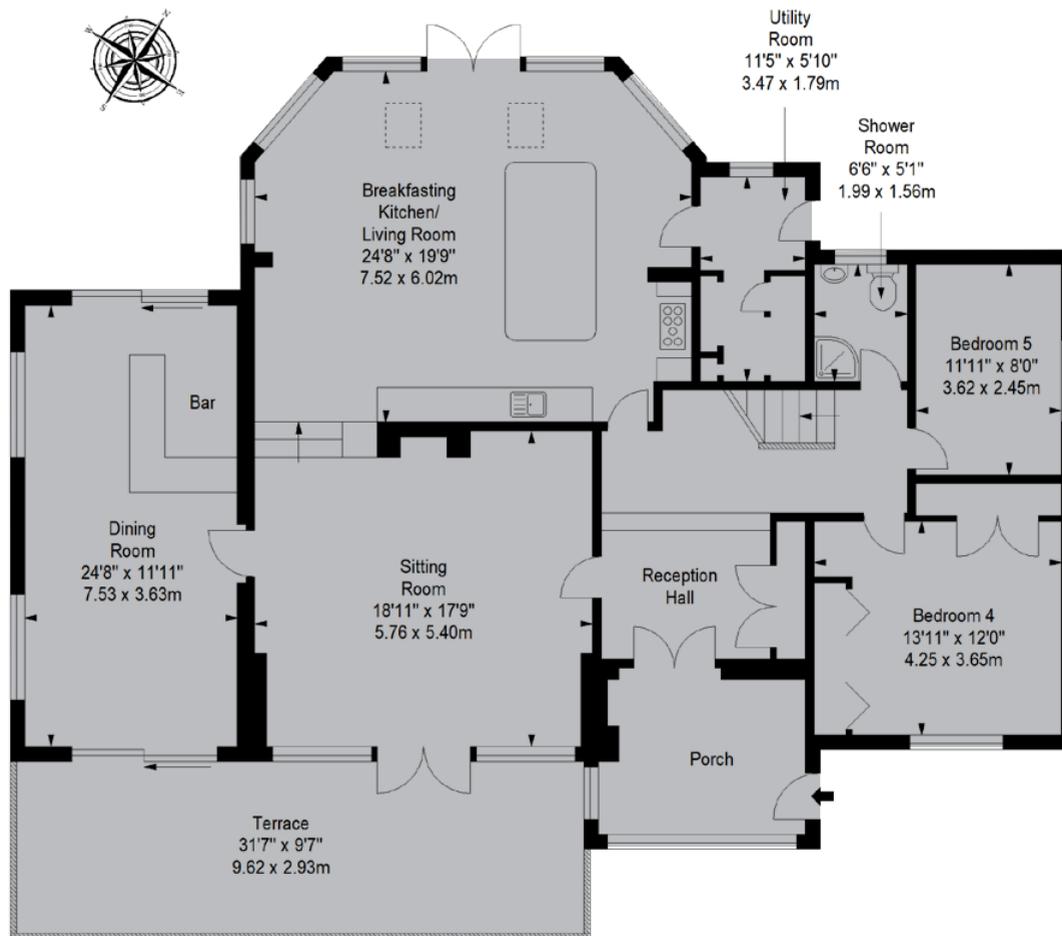


PROPERTY NAME
Tanglewood
LOCATION
Aberdour, KY3 0SY

APPROXIMATE TOTAL AREA:
247.7 sq. metres (2666.3 sq. feet)

Ground Floor- ■ First Floor- ■ Externals - ■

The floorplan is for illustrative purposes. All sizes are approximate.



AN EXCEPTIONAL

family home



Situated in the historic coastal village of Aberdour, with incredible elevated views, this striking detached residence is an exceptional family home. It promises all the space and functionality required for modern living, with five bedrooms (two with en-suite shower rooms), a four-piece bathroom and third shower room, and a utility room. Interconnected sun-filled reception areas, including a sitting room, a dining room with a bar, and an open-plan breakfasting kitchen/living room, all flow onto the landscaped gardens, which include a raised south-facing terrace and a powered garden room. The partially enclosed wraparound plot also provides garage and private driveway parking.

GENERAL FEATURES

- Contemporary detached family home with elevated coastal views
- Sought-after village setting in historic Aberdour
- Panoramic views across the Firth of Forth to Edinburgh
- Spacious and flexible layout with interconnected living spaces
- Village shopping and a primary school close by
- Local rail links to Edinburgh Waverley take just 30 minutes
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and reception hall with storage
- Sitting room with full-height glazing, open fire, and terrace access
- Multi-aspect dining room with drinks bar and garden/terrace access
- Light-filled open-plan breakfasting kitchen/living room with garden access
- Utility room off the kitchen with external access
- Principal suite with fitted wardrobes and shower room
- Four further double bedrooms, including one en-suite
- Four-piece family bathroom and ground-floor shower room
- Gas central heating and double glazing

EXTERNAL FEATURES

- Generous wraparound plot
- Enclosed to the rear and south-facing with open views to the front
- Lawns, terraces, and feature planting
- Powered garden room for home working or hobbies
- Private driveway and detached single garage

Entrance vestibule leading to a light-filled

ENTRANCE



A tile-floored vestibule leads into a reception hall with durable wood flooring and a cloak cupboard, providing concealed storage.



In the porcelain floor-tiled sitting room, full-height glazing allows the coastal outlook to take centre stage and bathes the space in sunlight. A perfect room for all seasons, it features a cosy open fire and patio doors opening onto the terrace.

THE SITTING ROOM





*“...patio
doors
opening
onto the
terrace...”*

MULTI-ASPECT DINING ROOM

with drinks bar and garden/terrace access

The multi-aspect dining room has double access points onto the terrace and gardens and enjoys open views, rich hardwood flooring, and a drinks bar. Connected to the living room, which is open to the kitchen, this impressive space completes the home's convivial arrangement for family life and entertaining.



Living room & OPEN-PLAN
BREAKFASTING
KITCHEN





The kitchen is perfectly suited to relaxed family time, featuring garden access, a breakfast island, and a versatile living area, enhanced by full-length windows and roof lights that flood the room with natural light.



“... Designed in classic ivory white and wood tones...”



Designed in classic ivory white and wood tones, the kitchen boasts sleek curved cabinetry with an integrated dishwasher, space for a standalone fridge freezer, and a stainless-steel range cooker with a chimney-style hood forming a timeless focal point. An adjoining plumbed utility room provides a discreet laundry area with outdoor access.



Relaxing

PRINCIPAL SUITE

The principal suite provides a private retreat on the first floor, complete with mirrored fitted wardrobes and a stylish sky-lit shower room. The bright and airy bedroom is subtly accented by soft carpeting and timber wall slat detailing.



View from bedroom 3

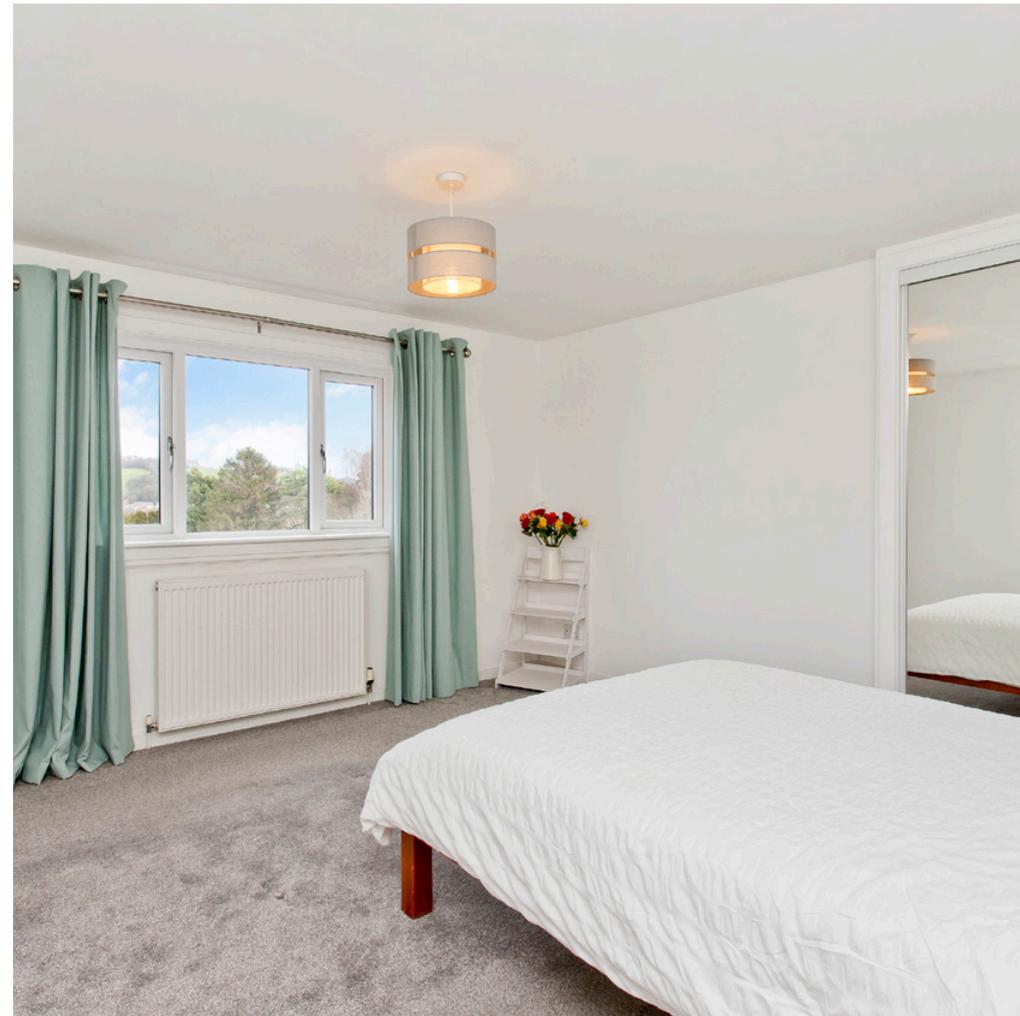
Versatile additional double

BEDROOMS



Spread over two floors and offering appealing flexibility are four further well-proportioned double bedrooms, including two with ample fitted storage and one of which is an ideal home office. Three rooms are comfortably carpeted, while one ground-floor bedroom features warmly toned timber flooring.





“...The second double bedroom enjoys the convenience of an en-suite shower room...”



Chicly tiled

WASHROOMS



A second double bedroom enjoys the convenience of an en-suite shower room, whilst a first-floor bathroom with a bath and separate shower, and a ground-floor shower room, provide excellent facilities for family and guests. Each washroom is chicly tiled and benefits from natural light.

Extras: The sale includes fitted flooring, window coverings, standard light fittings, and kitchen/utility room appliances (excluding fridge, freezer, washing machine and dryer).



LANDSCAPED GARDENS

*with a garden room and
south-facing aspect*





Convenient private parking

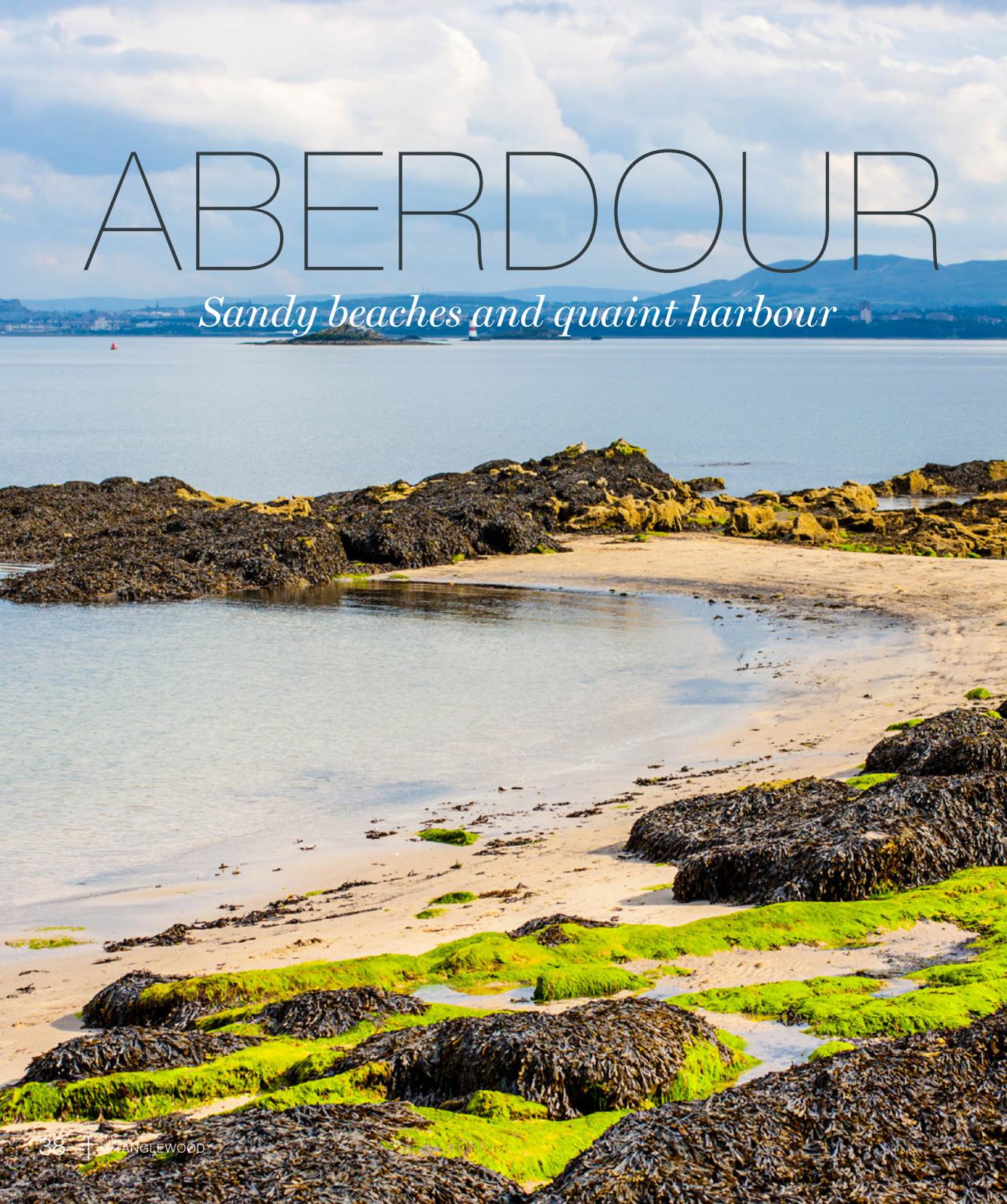
The extensive gardens are secure to the rear and south-facing, with open views to the front. Tiered lawns, seating terraces, and statement palms create an attractive and well-structured garden setting, while a powered timber-clad garden room provides a peaceful space for hobbies or home working.

To the front of the house, a multi-vehicle private driveway and detached single garage provide excellent parking provision.

“...while a powered timber-clad garden room provides a peaceful space for hobbies or home working...”

ABERDOUR

Sandy beaches and quaint harbour



Positioned on the northern shore of the Firth of Forth, the pretty coastal village of Aberdour has long been a thriving seaside resort and a popular choice among young professionals, families, and retirees seeking a more relaxed lifestyle. Its sandy beaches and quaint harbour yield magnificent views towards Edinburgh and East Lothian, and at the heart of the village are Aberdour Castle and St Fillan's Church: some of Scotland's best-preserved examples of medieval architecture. For everyday essentials Aberdour boasts a Post Office, a bakery, a newsagent, and a chemist, as well as several cafes, gift shops, restaurants, hotels, and guesthouses catering for locals and visitors alike. Further amenities can be found

in neighbouring Dalgety Bay, which is around a five-minute car or train journey away. Residents also enjoy a wealth of sport and leisure activities including a golf club, a tennis club, and a successful shinty club. The historic harbour and two beautiful beaches also promise endless opportunities for sailing, swimming, and water sports. Early learning and primary schooling is provided locally at Aberdour Primary School, followed by secondary education at Inverkeithing High School. The Victorian train station offers fast and frequent services to Edinburgh Waverley in approximately 30 minutes, and the village is also served by regular bus links for travel across Fife.



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