

ASHLEY

High Street, Aberdour, Burntisland, KY3 0SW



WELCOME TO ASHLEY

A unique and characterful Scandinavian-style detached house in Aberdour, covering over 2,469 square feet to provide substantial accommodation, as well as secure private parking and stunning landscaped gardens that wraparound the exclusive four-bedroom family home.



GENERAL FEATURES

- Exclusive Scandinavian-style detached house
- Idyllic setting in the coastal town of Aberdour
- Near the countryside & spectacular beaches
- High-quality modern interiors throughout
- Electric heating and triple-glazed windows
- EPC Rating - C

ACCOMMODATION FEATURES

- Bright and welcoming entrance hall
- Dual-aspect living room with a vaulted ceiling
- Triple-aspect breakfasting kitchen/dining room
- Utility room with access to the garden
- Two private balconies with lovely sea views
- Study/games room/fourth double bedroom
- Three double bedrooms with wardrobes
- Quality three-piece family bathroom
- Contemporary en-suite shower room
- Large store room and generous storage

EXTERNAL FEATURES

- Impressive wraparound gardens
- Double garage for secure parking





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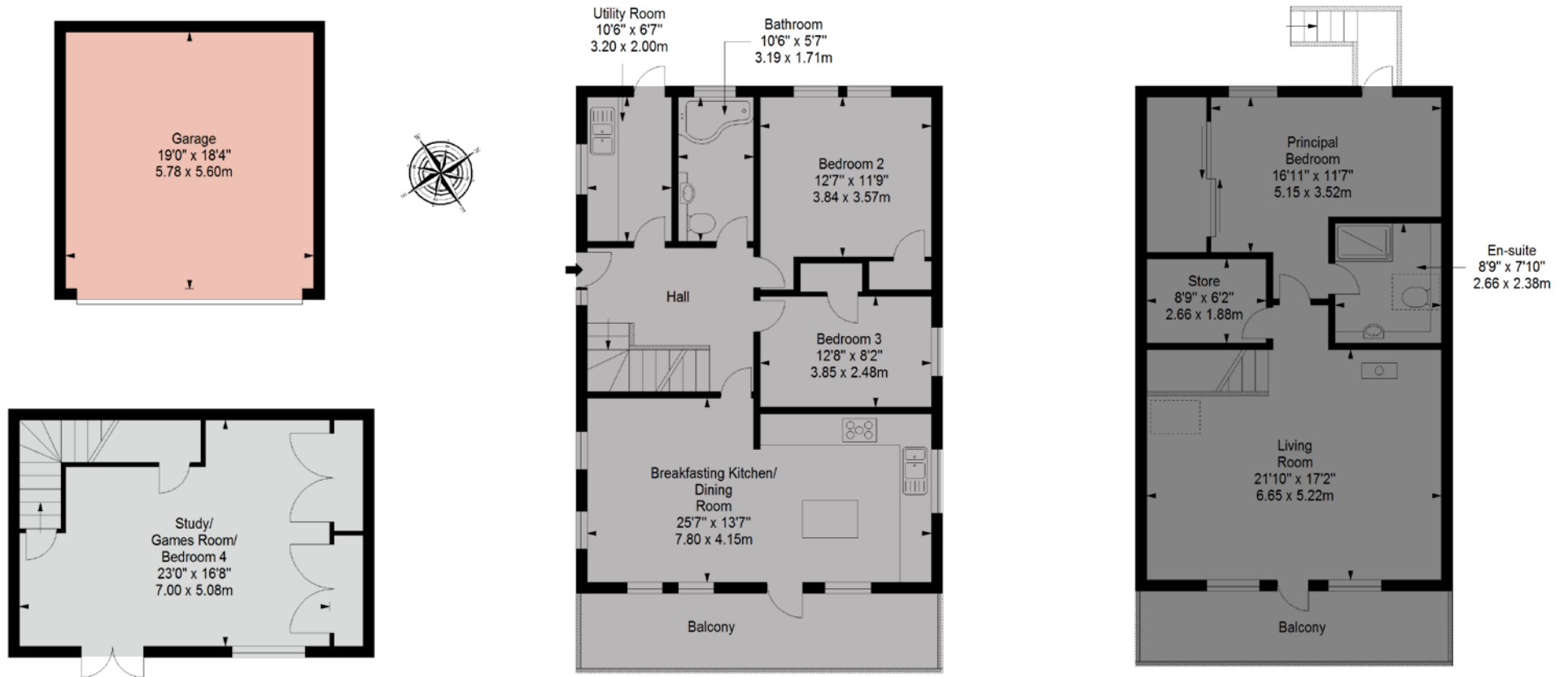
PROPERTY NAME
Ashley

LOCATION
Burntisland, KY3 0SW

APPROXIMATE TOTAL AREA:
229.4 sq. metres (2469.3 sq. feet)

Lower Ground Floor -  Ground Floor -  First Floor -  Externals - 

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





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HEADLINE

WELCOME

TO AN EXCEPTIONAL FAMILY HOME

This rarely available detached house is an exceptional residence in the picturesque coastal town of Aberdour. It is located near amenities, bus and rail links, and schools; plus, it is within easy reach of the idyllic countryside and spectacular beaches. Furthermore, the four-bedroom home is beautifully decorated to modern standards, finished with rich timber-

panelled ceilings and varnished woodwork, alongside high-quality fixtures and fittings. It has expansive rooms that are highly versatile and it enjoys two balconies with delightful views to the sea. This luxurious property offers a truly scenic lifestyle for families, just 35 minutes by train from Edinburgh city centre.





With a unique façade and colourful gardens, this house instantly impresses. Stepping inside, the allure continues thanks to a bright entrance hall with a bespoke wooden staircase. It is a wonderful introduction that provides a tantalising glimpse of the accommodation to follow.



AN ELEGANT LIVING ROOM

The living room is on the first floor, providing a generous footprint for comfy furnishings. It is brightly illuminated by dual-aspect windows and it enjoys an airy ambience, heightened by a timber vaulted ceiling. Stone floor tiles add to the sophisticated aesthetic, whilst a large log-burning stove ensures year-round warmth. There is also a store room and the space extends out onto a southeast-facing balcony with leafy views to the Firth of Forth.

A BREAKFASTING KITCHEN AND DINING ROOM



On the ground floor, the breakfasting kitchen/dining room is equally generous in its proportions, proving perfect for large-scale dinner parties. Furthermore, it has triple-aspect windows and it continues outside onto its own southeast-facing balcony. The kitchen itself is designed around a central island with a breakfast peninsula. It is fitted with wooden base and wall cabinets and sweeping worksurfaces, framed by mosaic splashbacks. A ceramic hob, an oven, and a dishwasher come integrated, with an American-style fridge/freezer also included. The kitchen is supplemented by a utility room, which offers further storage and workspace.

FOUR DOUBLE BEDROOMS

WITH MODERN STYLING

The three main double bedrooms have built-in wardrobes and a similar aesthetic, pairing tranquil décor with hardwood flooring. Two are on the ground floor, whilst the principal bedroom is on the first floor, enjoying the luxury of a contemporary en-suite and direct access to the garden (via an external staircase).

At the lower ground level, there is an expansive room currently utilised as a games room. This versatile space can alternatively be used as a study or as a fourth double bedroom. It extends out onto a charming decked area, and is equipped with generous built-in storage, including two wardrobes.





AT THE LOWER GROUND LEVEL, THERE IS AN EXPANSIVE ROOM CURRENTLY UTILISED AS A GAMES ROOM



A HIGH SPEC BATHROOM & EN-SUITE

Located on the ground floor, the large family bathroom is equipped with a quality three-piece suite, incorporating a hidden-cistern toilet and storage-set washbasin with counterspace, a towel radiator, and a double-ended bathtub with an overhead shower. The principal bedroom's en-suite shower room is of a similar high standard.

The property has electric heating and triple-glazed windows.



GARDEN & PARKING



The home is enveloped by impressive wraparound gardens that are carefully landscaped. It has large lawns to the southeast-facing front and to the enclosed rear, and enjoys mature planting to create an idyllic setting for outdoor enjoyment. A double garage provides secure private parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a fridge, a washing machine, and a tumbler dryer to be included in the sale.

ABERDOUR, FIFE

A THRIVING SEASIDE RESORT

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 are 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 thirty minutes, and the village is also served by regular bus links for travel across Fife.

MAGNIFICENT
VIEWS TOWARDS
EDINBURGH AND
EAST LOTHIAN



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