



# 1 SEABEACH HOUSE

| THE SHORE | ABERDOUR | FIFE



**RETTIE**



An immaculately presented, semi-detached Victorian villa, in the sought-after seaside village of Aberdour, which is set apart by its exceptional, elevated position above the beachfront and far-reaching views across the Firth of Forth.



## ACCOMMODATION

Ground Floor: Vestibule, Hall, Sitting Room, Kitchen/Diner, Dining Room/Bedroom 4, Utility Room, separate WC.

First Floor: Landing, Principal Bedroom, two further Double Bedrooms, Family Bathroom.

Attic Room: Accessed via electric ladder.

Exterior: A delightful, terraced garden that has been well stocked with a variety of mature trees, shrubs and bushes to provide a level of year-round colour and interest. There is seating at various levels, including a summer house and timber decked terrace, which allow for optimal enjoyment of the fantastic southerly outlook over the Firth of Forth, on to Edinburgh, and beyond. The pretty front garden features beautifully stocked borders and a driveway providing off-road car parking. In addition, there are two outbuildings that provide storage and Workshop space.



## SITUATION

Located on the south Fife coastline, Aberdour, dubbed the 'Jewel of the Forth', is a popular village with splendid views over Firth of Forth, to Inchcolm Island and the skyline of Edinburgh. The seaside village boasts a picturesque harbour, home to Aberdour Boat Club, and is perhaps most well-known for the quality of its beaches, of which one, Silver Sands, is one of Scotland's six "Blue Flag" beaches.

Seabeach House is proudly positioned on one of Aberdour's most sought-after beachfront addresses, The Shore – notable for its open outlook to the South over Black Sands beach and the Firth of Forth. The enviable location is within the historic village's Conservation area and is within easy walking distance of its vibrant High Street and highly-regarded Golf Club.

A commuter stronghold for the capital, Aberdour is remarkably well-serviced with daily amenities. Its pretty streets, which were awarded the Gold Award for Small Coastal Village in the RHS Britain in Bloom competition (2013), are populated with an eclectic mix of independent stores and services, including a number of cafés and a post office with a delicatessen. There is also a highly regarded Primary School, Tennis, Bowling and Sailing Clubs and a train station with commuter services, on the Fife Circle line, into Edinburgh. The spirited local community have an active Community Council and organise a popular summer Festival. Local tourist attractions include the historic Aberdour Castle and Gardens, whilst for the golf enthusiast, there are a variety of courses nearby, most notably Aberdour's own club, with its stunning position on the coast.

Dalgety Bay, some 3 miles to the West, has several supermarkets, a sports centre and a collection of restaurants and bars, whilst the larger town of Dunfermline offers a wider offering of services, including a shopping centre with a variety of High Street stores and multiple retail parks. Fife Leisure Park is situated a short drive from Aberdour and boasts a host of facilities, including a Cinema, a Bowling Alley and an array of popular franchise restaurants.







Aberdour has excellent communication links and is only approximately 4.5 miles from the M90 motorway, which links, to the South, with the A90 dual carriageway to Edinburgh City Centre and leads North towards Perth. In addition to the train station, the village benefits from a good bus service and is within a 6 mile drive of the Ferrytoll Park and Ride Bus Station. Edinburgh Airport can be reached in approximately 25 minutes, outwith rush hour, and offers a wide range of both domestic and international flights.

#### GENERAL DESCRIPTION

1 Seabeach House is a handsome, stone-built property, which has been sympathetically renovated and extended to afford comfortable modern living, set against a backdrop of superlative, South-facing sea views across the Firth of Forth.

Dating from the 1890's, the house is rich with Victorian charm and the accommodation is governed by the generous proportions typical of properties of the period. The interior has a timeless appeal, with the heritage features complimented by tasteful finishes, including a high-quality David Douglas country style kitchen and timber-framed double-glazed windows.

Notably, the house has been extended to meet with modern lifestyle trend. An original single storey side extension on the West elevation has been thoughtfully enlarged and is lent authenticity by the quality of its exterior finish. It now houses the open-plan kitchen and diner, which is ideal for sociable and relaxed family living.

The impressive façade of the property is positioned above the street, rising proudly from behind a pretty front garden, stocked with a colourful assortment of shrubs and flowering plants. A set of metal gates provide access onto a driveway to one side, which provides off-street car parking.

The front door is set beneath an overhanging porch with a decorative bargeboard. It opens into an entrance vestibule which is finished with traditional tiling and has a door with opaque glazing inviting into the main hall.

The hall itself impresses a sense of arrival with detailed cornicing and decorative corbels, as well as a handsome staircase with a wrought iron balustrade. The hall is L-shaped and is well-appointed with storage, by way of two double cupboards. There is a neat cloakroom/WC off the hall, finished with oak effect flooring, which has a further storage cupboard, a WC, and a wash hand basin set on a vanity cabinet.





The sitting room is spacious and has an elegance, with particularly ornate cornicing and a ceiling rose, in addition to a fireplace with a distinguished wooden mantelpiece. The room is governed by a splendid south-facing bay window, which frames the exquisite and far-reaching views across the Firth of Forth.

There is a second well-proportioned and versatile public room off the hall, which is currently utilised as a formal dining room. It has been decorated with engineered oak flooring and has a tall window to the rear of the house, as well as a shelved recess and a traditional press cupboard. The room could function as a comfortable family room, or fourth double bedroom – subject to requirement.

The kitchen/diner is a free-flowing, double-aspect space, which has been appointed with an array of attractive David Douglas country style wall and floor units, accented by wooden worksurfaces. The room shares in the splendid outlook over the Firth of Forth and there is ample room for a dining table beside the windows to the South and East. It is well-equipped with an in-built pantry and a comprehensive selection of modern integrated appliances, including a Neff microwave and double oven, a five-ring gas hob with a classic tiled splash back and a Miele extractor hood, and a dishwasher. There is also a sink with a traditional swan neck mixer tap. Off the kitchen, there is a light-filled utility room which has a skylight and astragal glazed doors to either side – one to a charming courtyard, and the other to the East of the house. The room serves as a secondary or informal entrance to the house and is well-presented with sleek modern wall and floor units. It is practically appointed with coat hooks and an American style fridge/freezer and has room for white goods.

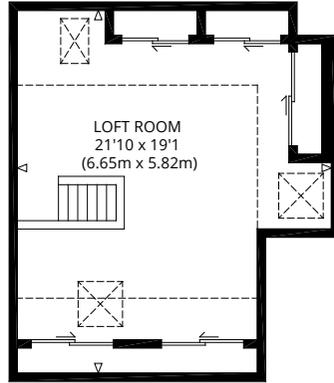
On the first floor, the staircase rises to a central landing, with a view of a statement stained-glass window positioned behind the stairwell. There are three generous double bedrooms off the landing, as well as a deep cupboard. The principal bedroom has two sash and case windows to the South with tranquil, far-reaching views across the water, with the silhouette of Edinburgh's skyline in the distance. There is a second double bedroom to the front of the house, which also benefits from a south facing window. The third double bedroom features quality wallpaper and has a window overlooking the garden to the rear and a shelved recess. The modern family bathroom is tastefully appointed with oak style flooring and limestone-style tiling, and has a bath with an overhead shower, a heated towel rail, and an oak vanity unit integrated with a WC and a wash hand basin.

The attic at 1 Seabeach House completes the internal accommodation and is accessed from a ceiling hatch on the landing, which is fitted with an electrically operated ladder. The attic has restricted height but provides inherently versatile space and is currently used as an artist's studio. It has three ceiling windows and has several cupboards, offering eaves storage.

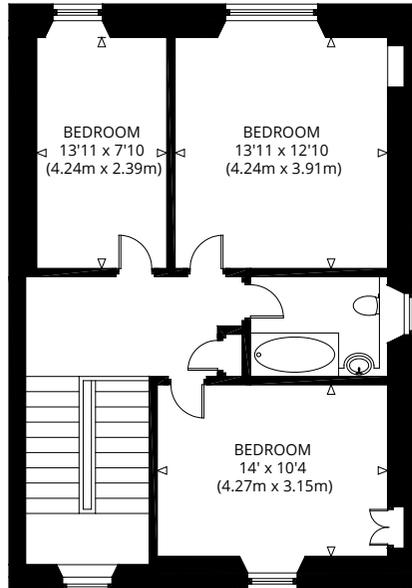
The garden at 1 Seabeach House is something of a haven and rises in terraces to the rear of the house – each with its own character and charm. There are two lawn terraces trimmed with colourful borders, stocked with a wide variety of specimen shrubs and plants, including apple trees. The top of the garden has been landscaped to allow for optimal enjoyment of the stunning aerial views overlooking the beach and the Firth of Forth. There is a timber deck with a summerhouse and space for outdoor furniture, which provides the ideal spot for alfresco entertaining against the backdrop of the scenic views. From the terrace, there is a set of steps up to a viewing platform, which has an inbuilt bench.

The accommodation at the property is complemented by a traditional outhouse, used for storage, and a potting shed/workshop – both of which are accessed from the courtyard to the rear of the utility room. The workshop is fitted with a workbench and shelving.

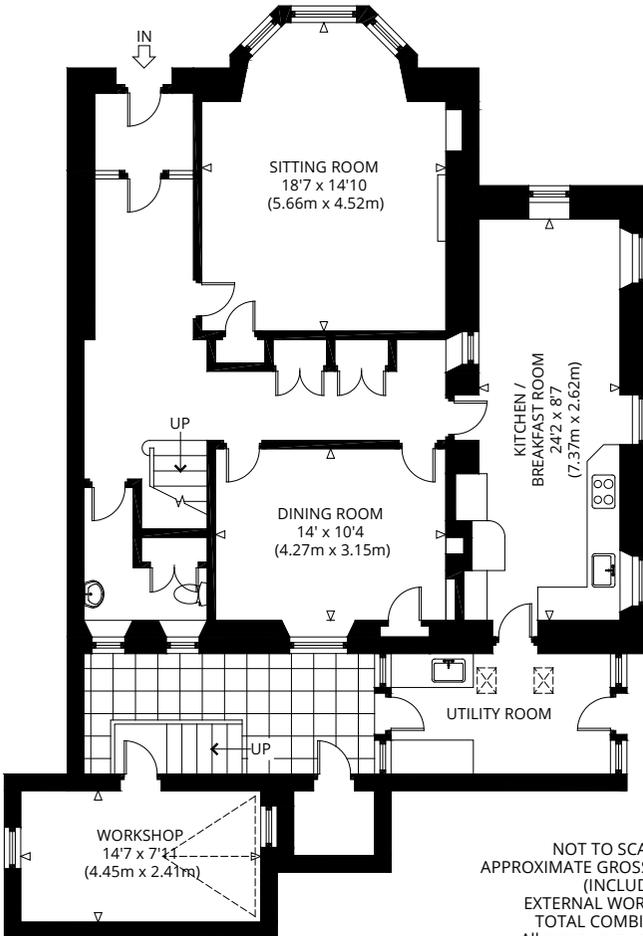




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 368 SQ FT / 34.2 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 700 SQ FT / 65.0 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1107 SQ FT / 102.9 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2175 SQ FT / 202.1 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL WORKSHOP / STORE AREA 134 SQ FT / 12.4 SQ M  
TOTAL COMBINED FLOOR AREA 2309 SQ FT / 214.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)





## General Remarks & Information

### Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH.  
Tel: 0131 220 4160.

### Services

Mains electricity, water, gas and drainage.

### Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price, as well as all light fittings, carpets, and fixed floor coverings.

### Council Tax Band

G

### EPC Rating

TBC

### Tenure

Freehold

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as Rightmove, Zoopla, On The Market and The London Office.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



#### Important Notice

Rettie, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH  
0131 220 4160  
mail@rettie.co.uk  
[www.rettie.co.uk](http://www.rettie.co.uk)

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.