



CURLINGSTANE HOUSE

23 High Street, Aberdour, Fife, KY3 0SH



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A charming and spacious terraced property full of character which provides generously proportioned living accommodation, situated in the heart of the seaside village of Aberdour.

Within easy commuting distance of Edinburgh and within walking distance of the train station and shops.

Summary of Accommodation:

Ground Floor:

Entrance Hall, Sitting Room, Playroom, Garden Room, Utility Room, Dining Room, Kitchen, Study/Cinema Room, Cloakroom, Shower Room.

First Floor:

Principal Bedroom, three further Bedrooms, Family Bathroom.

Exterior:

Established garden of notable colour and diversity. Patio terrace.

Private parking. Garden Shed. Outhouse.



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Situation

Curlingstane House is nestled centrally off Aberdour's pretty High Street, located within easy walking distance of amenities and is within the village's historic Conservation area. Located on the south Fife coastline, Aberdour, dubbed the 'Jewel of the Forth', is a popular village with splendid views over the Firth of Forth, to Inchcolm Island and the skyline of Edinburgh. The seaside settlement 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. Aberdour was named the second best place to live in Scotland by The Sunday Times in 2018.

A commuter stronghold for the capital, the village is remarkably well-served with daily amenities. It's 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, bars, a recently opened village grocery store and a delicatessen. Willie's newsagent is conveniently located directly opposite Curlingstane House. There is also a traditional pub and the Aberdour Hotel. 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 has an active Council and organises 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, out with rush hour, and offers a wide range of both domestic and international flights.







General Description

Curlingstone House is a distinctive property dating from circa 1730. The house is full of quintessential charm and has been sympathetically renovated and extended over the passage of time, to provide comfortable and tastefully presented modern living accommodation that offers flexibility of use.

Located off the High Street, the house is accessed via a pedestrian gate that opens to the front courtyard area, with the pathway lined by the local curling stones that give the house its name. A solid timber door with feature window opens into the Entrance Hall, giving access to the principal rooms on the ground floor. Accessed off the Hallway is the Sitting Room with timber beams, twin sash windows and recessed shelving. The log burner with stone surround provides a heartening focal point. Opposite, sliding doors open to the Playroom with integrated shelving units and motion sensor lighting.

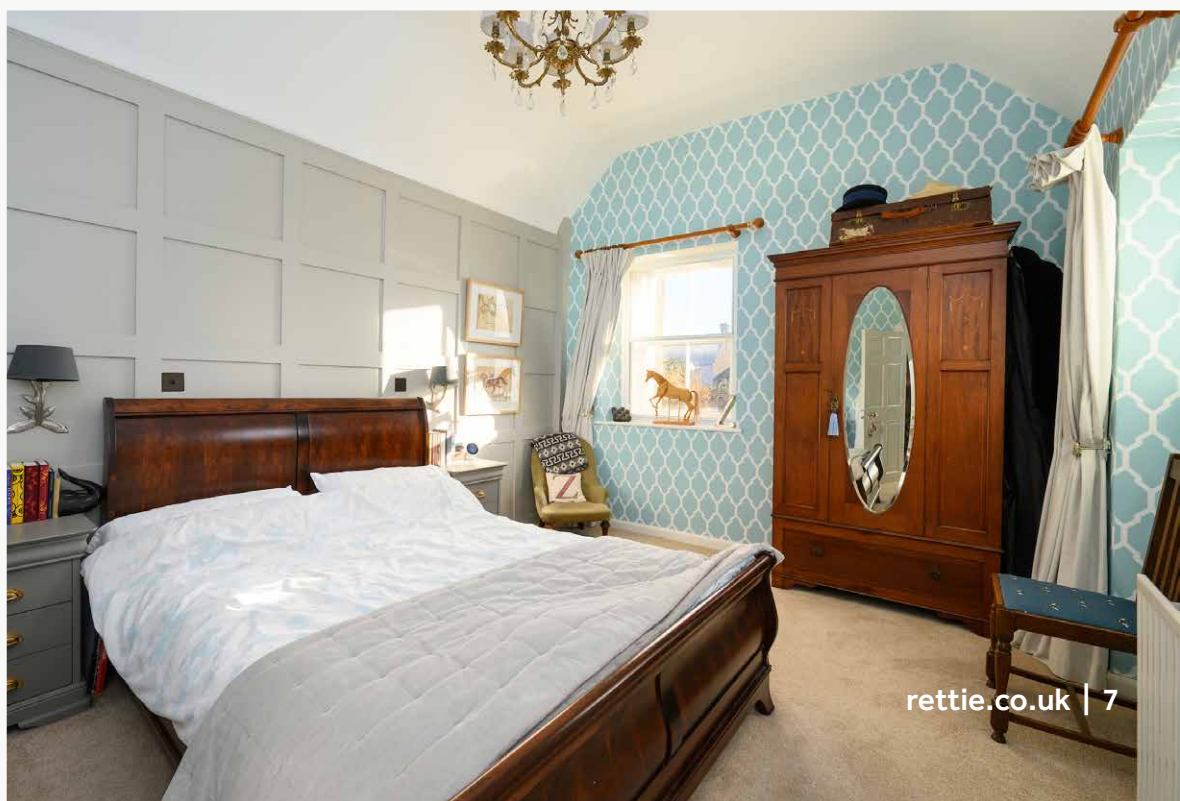
An opening provides access to the stylish Garden Room which is generously proportioned with ceiling spotlights and double doors, framed by glass panels which open out to the rear garden. The room is flooded with natural light via the large roof light. Recently built, this room's flagstone floor benefits from electric underfloor heating. A door opens to the Utility Room with Velux window, ceiling spotlights and ample storage units, with worktop incorporating a Belfast sink.

Adjacent is the Dining Room with recessed cupboard and ceiling spotlights, an ideal space for entertaining. An opening provides access to the Kitchen with dual Velux windows and a part glazed stable door that provides access to the rear garden. The John Lewis kitchen has been fitted with a generous array of kitchen units providing ample storage with granite worksurfaces and is heated with electric underfloor heating. The units incorporate a sink with draining area, integrated recycling bins, integrated fridge and electric Rangemaster dual oven with gas hob. There is a small breakfast bar with seating.

Accessed off the Entrance Hall, steps rise to the Study/Cinema Room with triple sash windows, ample integrated bookshelves and ceiling spotlights. Completing the Ground Floor accommodation is the Cloakroom with coat hooks and shelving units and the Shower Room. The Shower Room has a walk-in shower cabinet, wash hand basin, WC and ceiling spotlights.

The ground floor accommodation is ideal for entertaining with 4 flexible reception rooms, alongside the large Garden Room.

From the Hallway a staircase rises to the First-Floor landing which features a vaulted ceiling and provides access to the Family Bathroom and the Bedroom accommodation. Natural light emanates from the large skylight above. The Principal Bedroom is generously proportioned and benefits from a dual aspect view. Double Bedroom 1 benefits from an integrated wardrobe, shelving units and a sash window. Bedroom 2 has an integrated bed with shelving units and spotlights, an integrated wardrobe and glazed window.



The Family Bathroom with tiled floor and ceiling spotlights has a bath unit with separate handheld shower attachment, wash hand basin, wall mounted towel rail, integrated shelving unit and a WC. Accessed off the landing, steps rise to Double Bedroom 3 which is well proportioned with a dual aspect view and an aerial point.

Completing the First Floor accommodation is the linen cupboard and the storage cupboard with shelving. There is a hatch with Ramsay ladder providing access to the floored loft area.

The property has a number of delightful features including timber beams, feature stone walls, tiled floors, traditional fireplace, large windows and skylights. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

GARDEN

The rear garden is partly paved with riven Yorkstone flagstones with a variety of mature shrubs and bushes, which provide year-round colour and interest. The patio terrace and BBQ area provides an ideal space for al fresco dining in the warmer months. A notable feature of the garden is 'The Smithy', which is a sheltered open-sided outbuilding that allows enjoyment of the garden in all weathers. There is a timber garden shed which provides useful storage space for garden machinery.

There is private parking to the rear of the house which can be accessed via Shore Road (right of access through the Cedar Inn).

GENERAL REMARKS AND INFORMATION

Designations

23 High Street falls within a Conservation area. The property is not listed.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY3 0SH.

Fixtures and Fittings

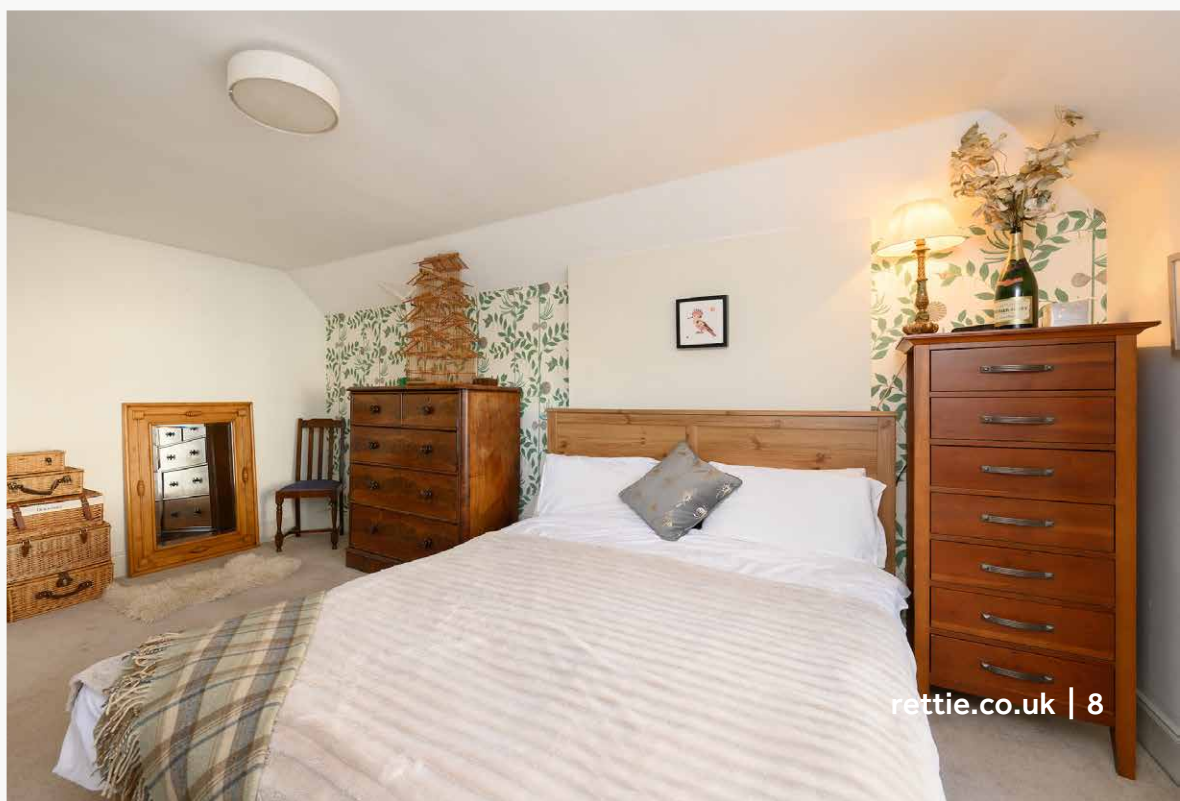
Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - Band F
EPC Rating - Band D

Tenure

Freehold



Services

Mains electricity, water and drainage. Gas central heating.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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 Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

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.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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 mis-statement 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.



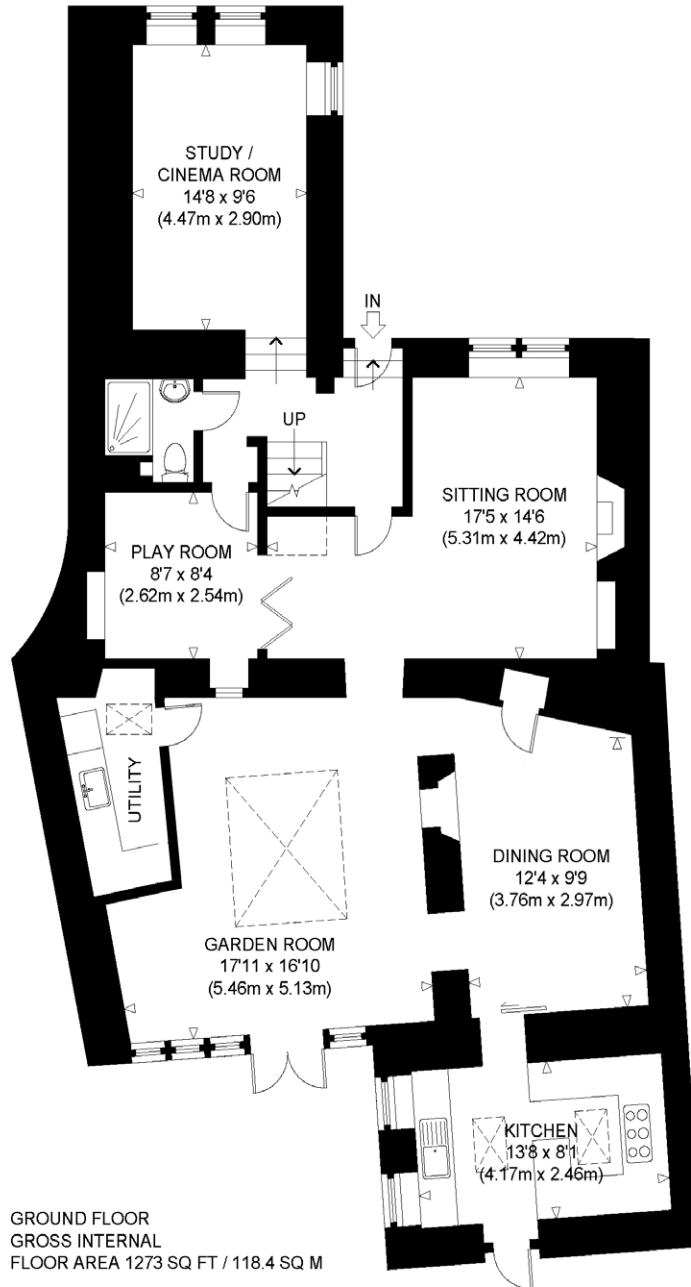
Important Notice

Rettie & Co give notice that:

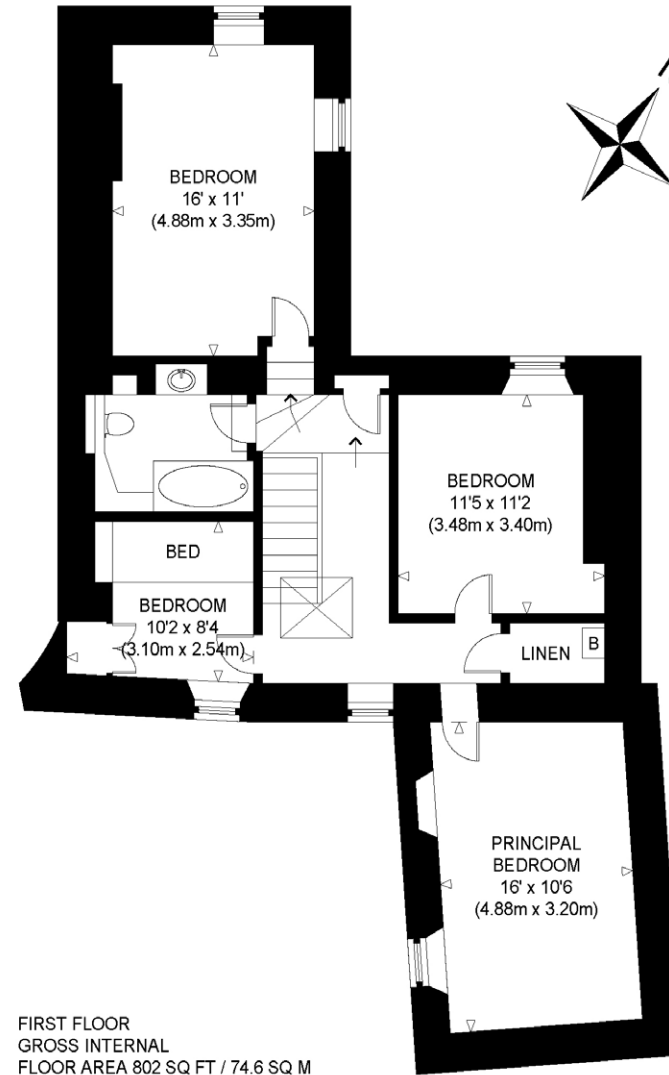
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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. 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.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1273 SQ FT / 118.4 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 802 SQ FT / 74.6 SQ M

HIGH STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2075 SQ FT / 193.0 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.

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