



4 THE HEUGHS VIEW
Aberdour, Fife, KY3 0EH



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A tastefully presented modern home with generously proportioned accommodation, situated in the delightful seaside village of Aberdour

Within easy commuting distance of Edinburgh and located to allow easy access to the train station and shops.

Wonderful views over the Firth of Forth and the skyline of Edinburgh.

Summary of Accommodation:

Ground Floor: Entrance Hall, Lounge, Kitchen/Dining/Family Room, Utility Room, WC

First Floor: Principal Bedroom with en-suite Shower Room, Double Bedroom 2 with en-suite Shower Room, Three further Double Bedrooms, Family Bathroom

Exterior: Generous private garden with patio area. Large driveway providing very generous car parking.

Garage. Garden shed.



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Situation

4 The Heughs View forms part of an enclave of similar newbuild properties, situated within the CALA development in the popular coastal town of Aberdour, a short distance from Edinburgh. 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 newsagent, a number of cafés, bars, a recently opened village grocery store and a delicatessen. There is 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.

Edinburgh's City Centre can be reached within approximately 30 minutes. Edinburgh's many cultural, sporting and historical attractions are famed throughout the world. Edinburgh is also an important European Financial Centre and home to a number of well-regarded Private Schools.



General Description

4 The Heughs View is a detached house that offers spacious and immaculately presented accommodation. The property was purchased as new in 2023 and falls within the small CALA Development, being thoughtfully designed to provide a good layout with a family friendly environment.

The façade of No. 4 is set beneath a pitched tiled roof with solar panels, an external finish comprising stone and harling. Beyond the threshold, there is a sense of modern luxury with a well-appointed open plan dining kitchen, contemporary bathroom fittings as well as a coherent and coordinated interior design.

The house is approached via a generous Monoblock driveway providing very generous car parking with provision for EV charging. The entrance into the house is via a solid door that opens into the Entrance Porch with a storage cupboard housing the electrics. An inner glazed door opens into the welcoming Entrance Hall providing access to the principal rooms on the ground floor.

Accessed off the hall, a glazed door provides entry to the Lounge which is generously proportioned. Natural light emanates via a series of glazed windows and the room features two decorative ceiling lights. Down the hall, you come to the central hub of the house that comprises of an open plan Kitchen/Dining/Family area, all of which have Amtico flooring. The room is flooded with natural light from a series of windows and bifold doors which provide access to the rear garden. The Dining area is spacious, and the room has an attractive outlook over the rear garden. The Kitchen is well appointed with a kitchen island and has been fitted with a generous array of contemporary kitchen units providing ample storage with Silestone worksurfaces. The units incorporate a Siemens induction hob with extractor fan above, top of the range Siemens pyrolytic oven with grill above, integrated Siemens dishwasher, integrated fridge freezer and a sink with draining area. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a large Dining area which allows for sociable and relaxed family living, as well as entertaining larger parties when occasion demands. The island with storage units and seating provides a more relaxed dining area.

From the living area a door opens to the Utility Room with storage units, worktop, integrated stainless-steel sink with draining area and standalone Siemens washing machine and Siemens tumble dryer. A door provides access to the garden area. An inner door opens to the integral garage with electric light and power and houses the boiler. The garage in which quality flooring has already been laid could be converted into a Studio/Home Office if desired.

Completing the ground floor accommodation are a cloakroom with WC and wash hand basin and an understairs storage cupboard with coat hooks.

From the Hall, stairs rise to the spacious first floor landing giving access to the Bedroom accommodation and the Family Bathroom. Accessed off the landing is the Principal Bedroom with en-suite Shower Room. The bedroom is generously proportioned with integrated wardrobes. The series of windows provide a stunning outlook over the Firth of Forth and Arthurs Seat beyond. The Shower Room has a walk-in shower cabinet, WC, wash hand basin with storage drawers below and a vanity mirror with touch light above and a wall mounted heated towel rail. Double Bedroom 2 is well proportioned with en-suite Shower Room, located to the rear of the house with integrated wardrobes. The en-suite Shower Room with ceiling spotlights incorporates a walk-in shower cabinet, WC, wash hand basin and a wall mounted heated towel rail. There are two further Double Bedrooms, both with integrated wardrobes and a flexible fifth Bedroom which could be used as a Bedroom or Study.

Completing the first-floor accommodation is the Family Bathroom which comprises of a bath unit with separate handheld shower attachment, walk-in shower cabinet, wash hand basin with storage drawers below and vanity mirror with touch light above, WC and a wall mounted heated towel rail. All heated towel rails are dual powered and therefore can be used independently of the central heating system. There is a linen cupboard and a storage cupboard housing the hot water tank. The property benefits from triple glazing throughout and all the light fittings are new.



4 The Heughs View is a spacious family home and clever use has been made of large windows, glazed doors and Bifold doors maximising natural light and views overlooking the surrounding countryside and the Firth of Forth. The accommodation is generous and thoughtfully laid out with family living in mind.

Garden

The rear garden is predominately laid to lawn and is well stocked with herbaceous borders which provide year-round colour and interest. The garden is bounded by timber fencing, providing a sense of privacy and seclusion. There is a large patio terrace made of Porcelain slabs which creates an ideal space for sociable alfresco living. The rear garden can be accessed directly from the open plan dining kitchen.

Adjacent to the house is a stone pathway with a pedestrian gate that provides access to the rear garden. There is a garden shed which provides useful storage space for garden machinery.

There is an integral Garage with electric up and over door with electric light and power and in which quality flooring has been laid.

The garden benefits from external lights, an outdoor tap and electric power sockets.

GENERAL REMARKS AND INFORMATION

The house benefits from a Signature alarm system.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

All the white goods, light fittings, curtains and blinds are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, electricity and drainage. Gas fired central heating.

Council Tax

Band G

EPC Rating

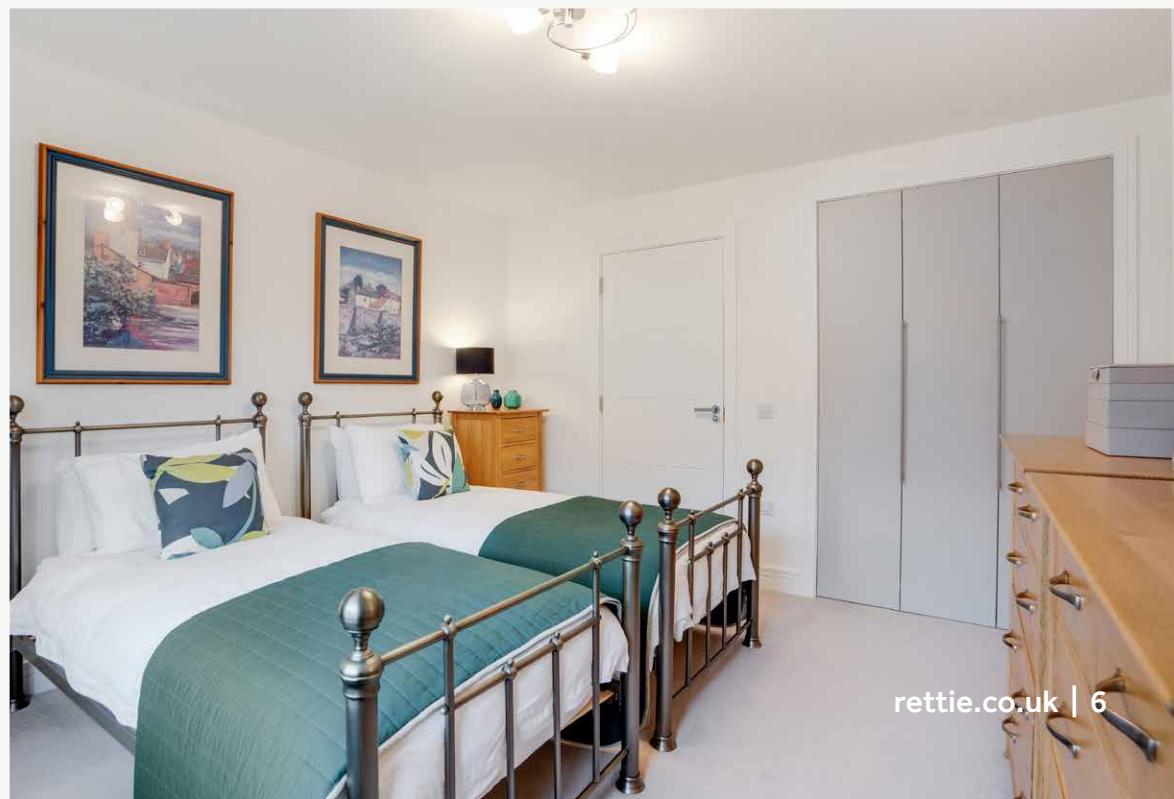
Band B

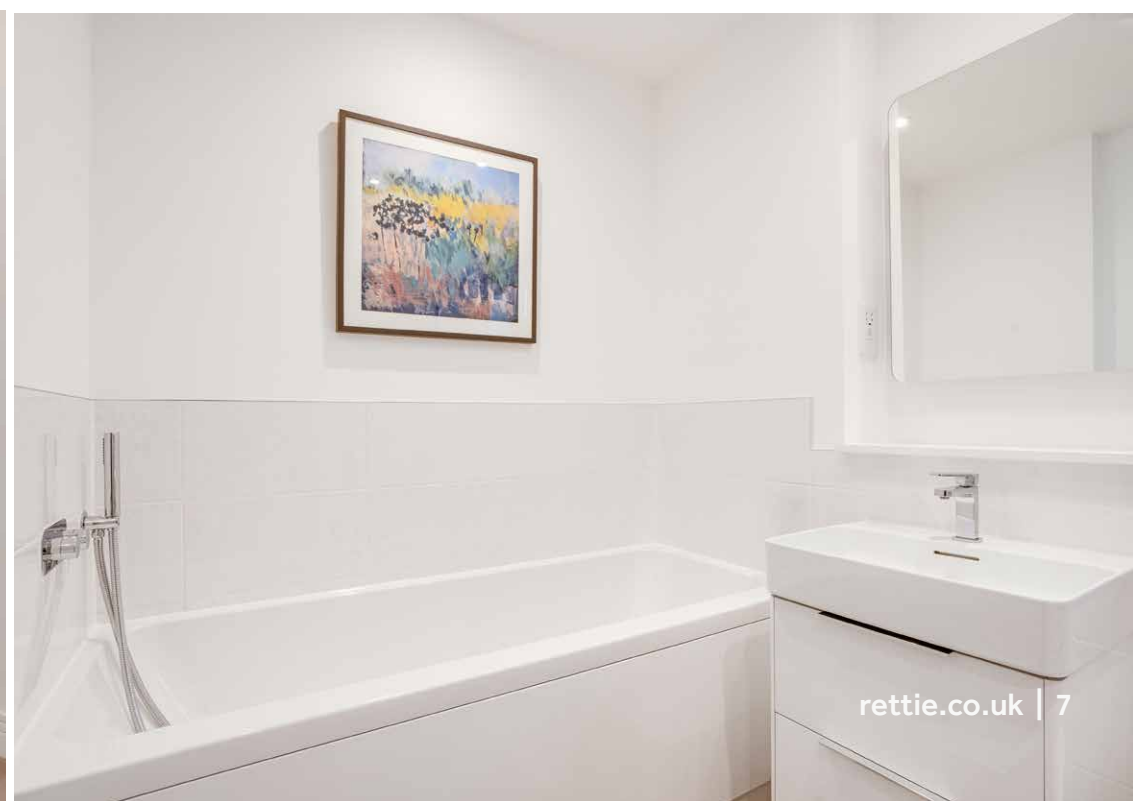
Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers

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





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.

Internet Websites

This property 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, www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com](https://www.facebook.com), [RettieTownandCountry](https://twitter.com), twitter.com, [RettieandCo](https://www.instagram.com), [Instagram](https://www.linkedin.com) and [LinkedIn](https://www.linkedin.com).

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.

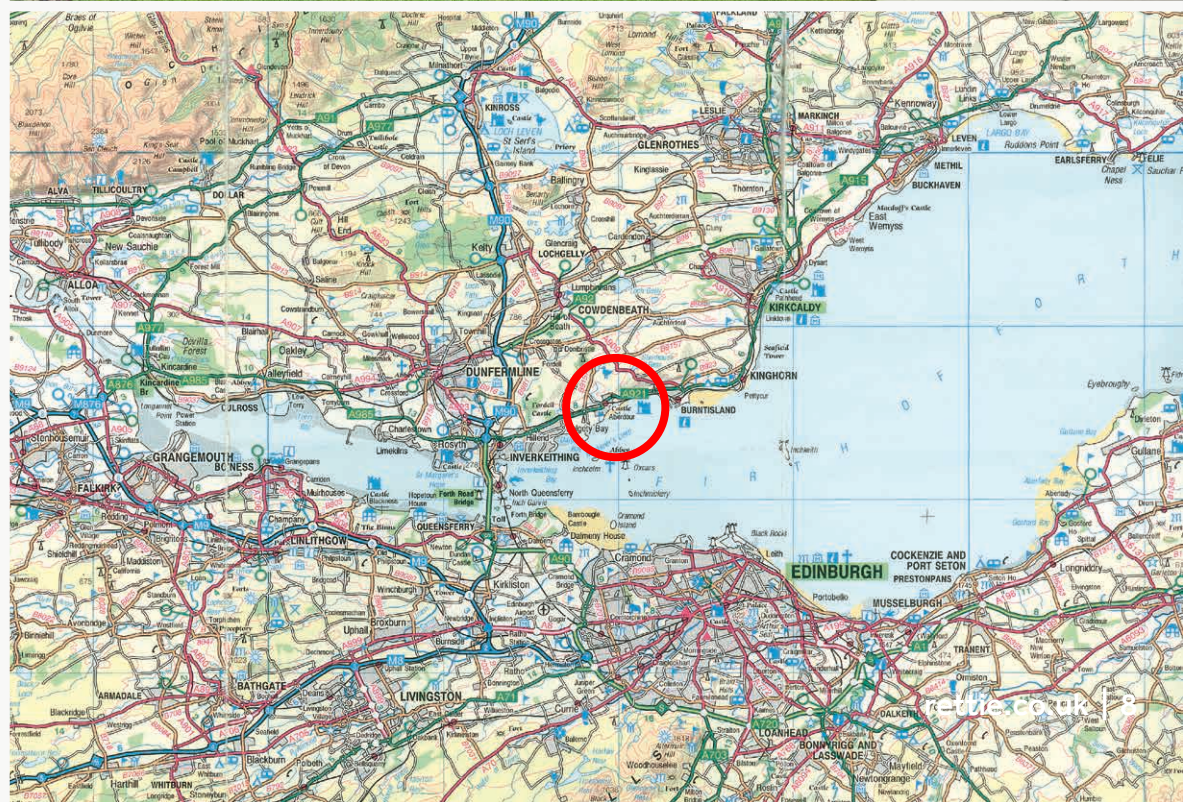
Misrepresentations

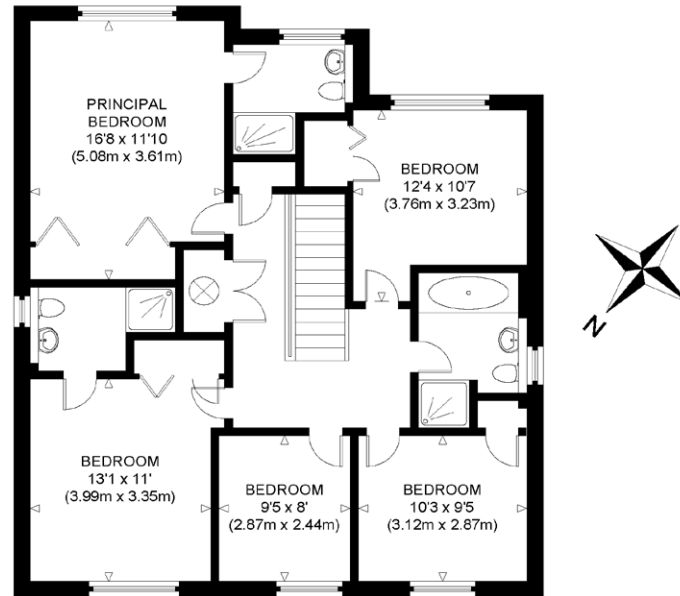
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact 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

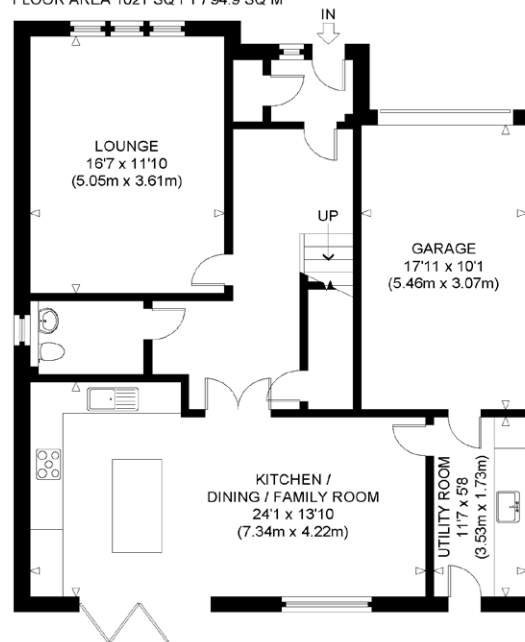
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1021 SQ FT / 94.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1021 SQ FT / 94.9 SQ M

THE HEUGHS VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2042 SQ FT / 189.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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11 Wemyss Place
Edinburgh
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