



RETTIE

The

Woodside Hotel

VIEW GALLERY

For Sale

Hotel opportunity with residential
redevelopment consent

The Woodside Hotel,
Aberdour, Burntisland,
KY3 0SW

The Woodside Hotel

Description

The Woodside Hotel presents a rare opportunity to acquire a substantial and characterful B-listed former hotel in the heart of Aberdour. Positioned prominently within the village, the building is of traditional stone construction and comprises generous internal accommodation over multiple levels. Key features include 13 en-suite bedrooms, a function room, bar, restaurant, lounge, and a unique room containing the upper section of the smoking room from the historic steamship Orontes.

The property sits on a generous plot with private grounds to the rear and offers flexibility for a range of future uses. Planning consent has been granted for a residential development comprising five generously proportioned 3-4-bedroom flats and a separate one-bedroom cottage to the rear. Each of the proposed units will benefit from private outdoor space and allocated parking, enhancing their appeal to family buyers and downsizers alike.

The scale and layout of the existing building also offer potential for continued hospitality use and more recently the vendors have gained traction as an exclusive use venue, particularly for weddings or other private events. Its distinctive character and superb setting make it well-suited to this growing hospitality niche.

THE WOODSIDE HOTEL, ABERDOUR, BURNTISLAND, KY3 0SW



Location

Aberdour is a scenic and highly sought-after village located on the south coast of Fife, often referred to as the “Jewel of the Forth”. This historic Conservation village offers spectacular views across the Firth of Forth to Inchcolm Island and the Edinburgh skyline. The village’s rich heritage, charming architecture and quality of life make it one of the most desirable residential locations in Fife, supported by a strong and resilient local property market.

The Woodside Hotel enjoys a prime location on Aberdour’s quaint but thriving High Street, a short walk from Aberdour Golf Club and the award-winning Silver and Black Sands beaches. The High Street itself features a selection of independent cafés, restaurants, pubs and shops, with nearby attractions including Aberdour Castle and Gardens further enhancing its appeal as both a residential and visitor destination.

Aberdour is highly accessible by both road and rail. The railway station is just a 4-minute walk from the property and provides regular services to Edinburgh, the central belt and beyond. By road, the village can be reached from central Edinburgh in approximately 40 minutes via the Queensferry Crossing.



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Tenure

Heritable (Scottish equivalent of English freehold).

Planning Permission

The property has been granted planning permission (24/01720/FULL) for five flats and one detached cottage. Planning was granted on 25/10/2024.

Viewings

Viewings and inspections can be accommodated by contacting the sole selling agents.

EPC

Available Upon Request

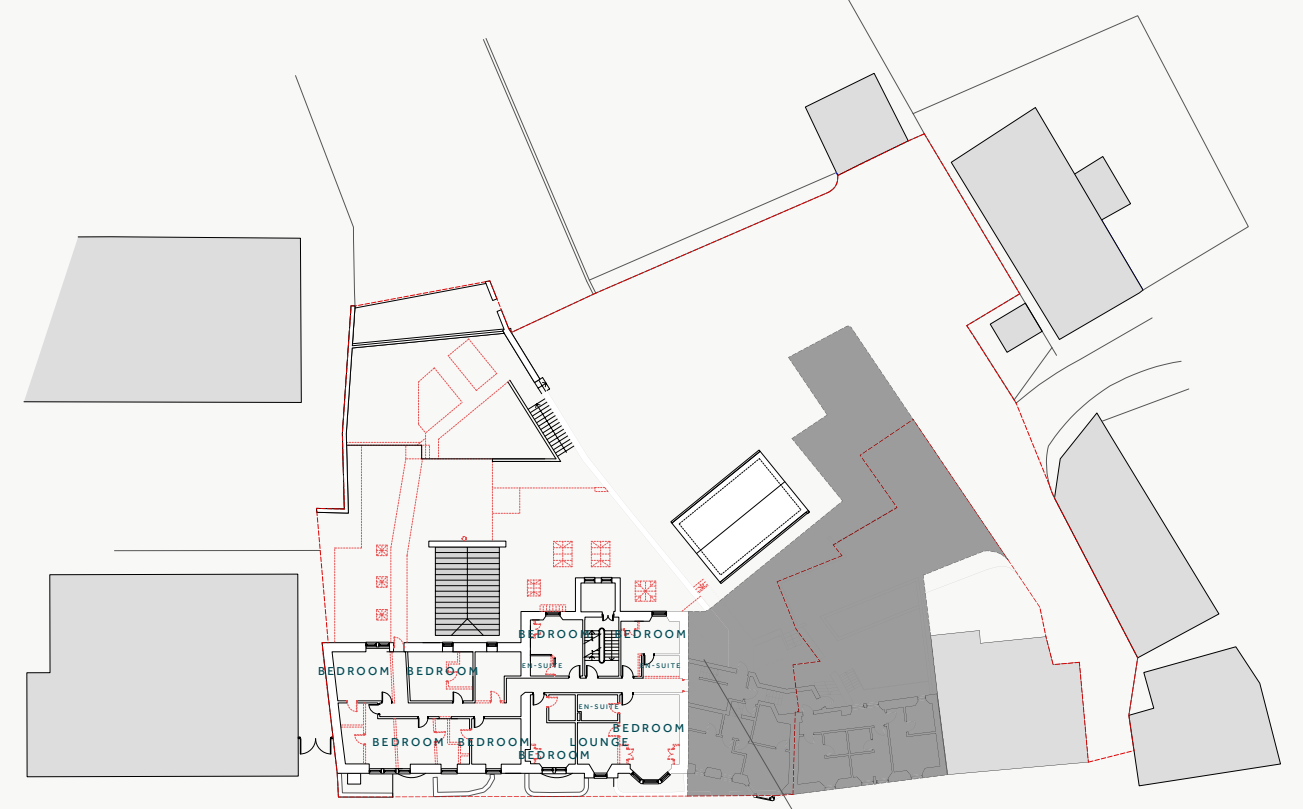
Price

Offers over £600,000

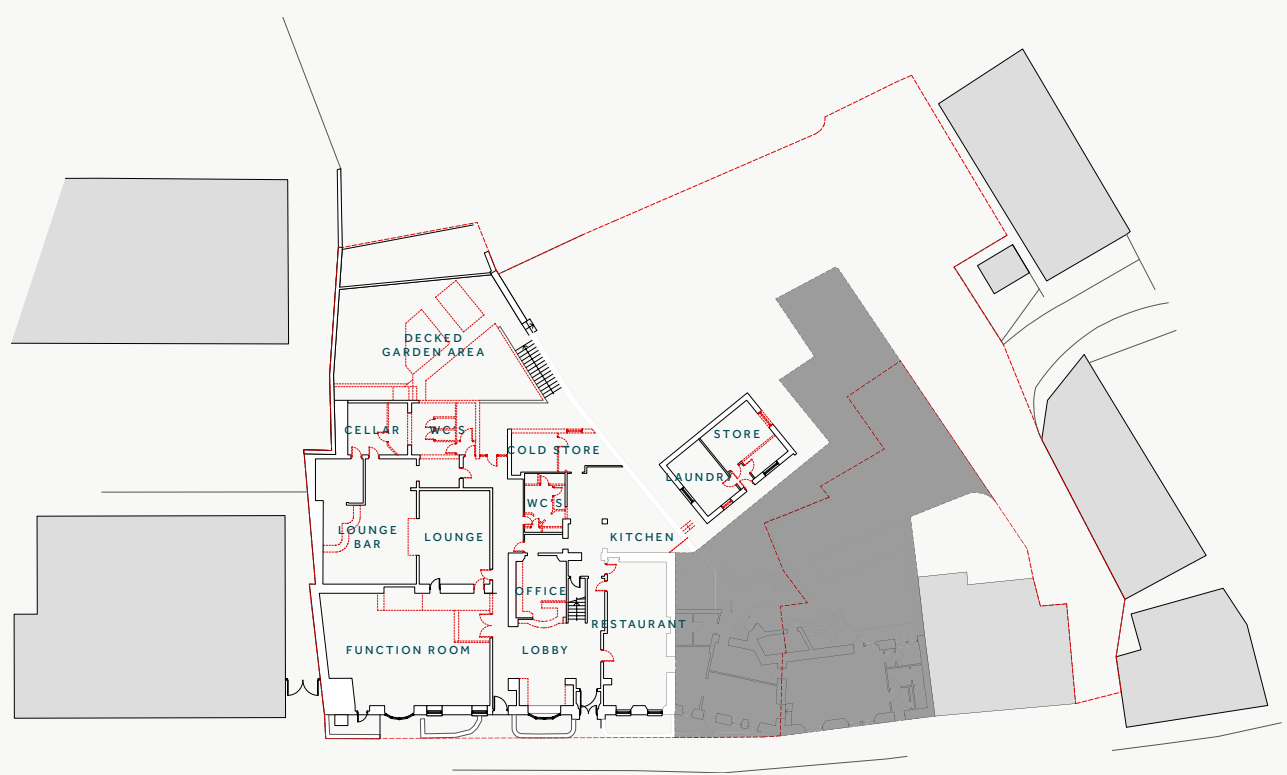
Floor Plans

For illustrative purposes. Not to scale

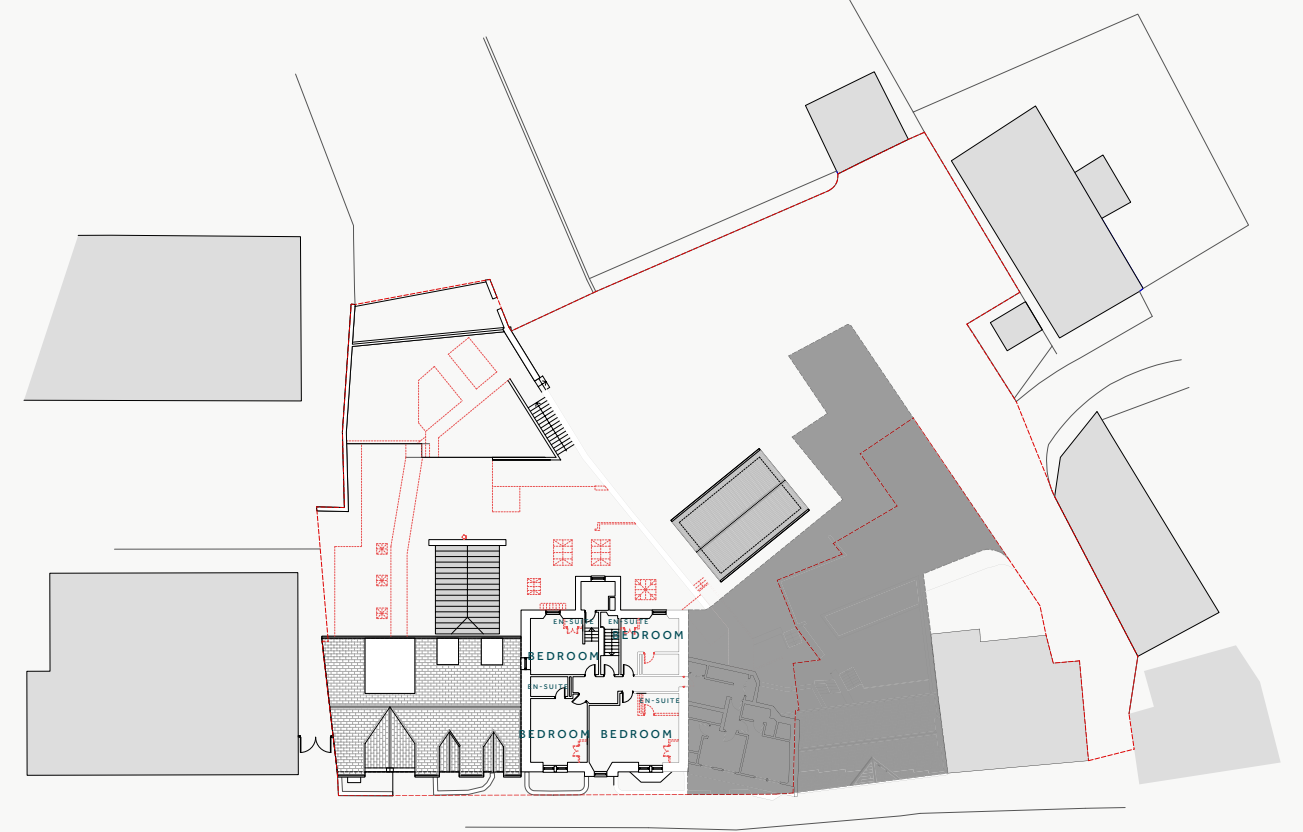
	Area M ²	Area ft ²
Residential Gross Sales Area	915	9,849



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



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Price

For offers, viewings or further information please contact the sole agents.

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