



8A TELNY PLACE
Aberdour, Fife, KY3 0TG



8A TELNY PLACE

Aberdour, Fife, KY3 0TG

 2  2  2

A rarely-available and deceptively spacious lower villa, forming part of a small age-exclusive over 55's development, in the heart of the popular seaside village of Aberdour, with a private garden and driveway.

Accommodation

Ground Floor

Entrance Vestibule, Hall, Sitting Room, open-plan Kitchen and Dining Room, Principal Bedroom with en suite Shower Room, Double Bedroom 2, and Bathroom.

Exterior

Private rear garden with southerly aspect.
Private driveway and sheltered, patio terrace.
Access to communal garden.



Situation

Located on the South Fife coastline, Aberdour, dubbed the "Jewel of the Forth", is an historic Conservation 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.

Named the second-best place to live in Scotland by The Sunday Times in 2018, 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, a newsagent, a pub, a delicatessen, and the Aberdour Hotel. In addition, there is a highly regarded Primary School, Tennis, Bowling and Sailing Clubs. 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.

A commuter stronghold for the capital, Aberdour has excellent communication links. The train station offers services, on the Fife Circle line, reaching Edinburgh Haymarket in as little as 28 minutes and the village is only approximately 4.5 miles from the M90 motorway, which links with the A90 dual carriageway to Edinburgh City Centre via the Queensferry Crossing to the South, 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

8A Telny Place is a modern, semi-detached lower villa, which affords comfortable and spacious single-level living accommodation in the heart of the popular coastal village of Aberdour. Completed in the 1990's, the property forms part of a sought-after and thoughtfully-designed development of residential homes built within the former grounds of Aberdour House – an A-Listed, 17th Century mansion.

On approach, the façade of the property has been finished to align with the local architectural vernacular, with a classic harled render set beneath a pan-tile roof. Its neat frontage provides a block paved driveway and is lent character by a traditional stone wall to the North. The front door is set within a recessed entrance porch and is flanked by a second arched recess which shelters a charming patio terrace.

Beyond the threshold, there is a traditional entrance vestibule with an astragal glass door opening into a generously proportioned central hall. A pair set of double astragal glass doors open from the hall into the principal sitting room, enhancing the impression of space and creating a layout which is ideal for social day-to-day living and entertaining. The sitting room itself has been recently renovated with a neutral carpet and is set apart by a set of glazed patio doors inviting out to the garden.

The open-plan kitchen/dining room benefits from dual aspect window has ample room for a full formal dining table and chairs. The kitchen area is fitted with an array of classic wall and floor units and finished with durable tile effect vinyl/linoleum flooring. The comprehensive range of appliances include a Neff electric oven and four ring gas hob, a free-standing Beko fridge/freezer, an Amica dishwasher, and a Hoover washing machine. The kitchen units also conceal the Ideal Mexico gas boiler.

The accommodation at 8A Telny Place is appointed with a generous volume of inbuilt storage for a property of its size, including a deep, double airing cupboard off the hall housing the hot water tank and a second deep storage cupboard.



The principal bedroom has been recently upgraded with cream carpeting and is afforded a wealth of natural light via a tall window to the south west. It is well-appointed with two double fitted wardrobes, as well as a third shelved cupboard, and its own en suite complete with a wash hand basin, a WC, and a shower enclosure with a Triton shower. The second bedroom is an equally well-proportioned double room and has a triple integral wardrobe. A congenial family bathroom completes the internal accommodation. It features a P-shaped bath with an overhead Mira shower fixture, a WC, and a wash hand basin.

The private garden lies to the rear of 8A Telny Place and can be accessed via a shared vennel to the North or directly from the sitting room, via a pair of glazed patio doors. The area has been landscaped to balance amenity with ease of maintenance and features a spacious patio terrace punctuated by a central island border, stocked with ornamental shrubs. Tall timber fencing and mature hedging provide the garden with a high degree of privacy.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 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 0TG.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains Water, Gas, Electricity, and Drainage.

Burdens

Council Tax Band - E

There is a factoring charge for the maintenance of the common ground.

It is understood that there is a title burden restricting occupancy to households with one member over 55 years in age.

EPC Rating Band

C



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.

Offers

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

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.

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 Town & Country, 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 contact in reliance on the said statements, that they have 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

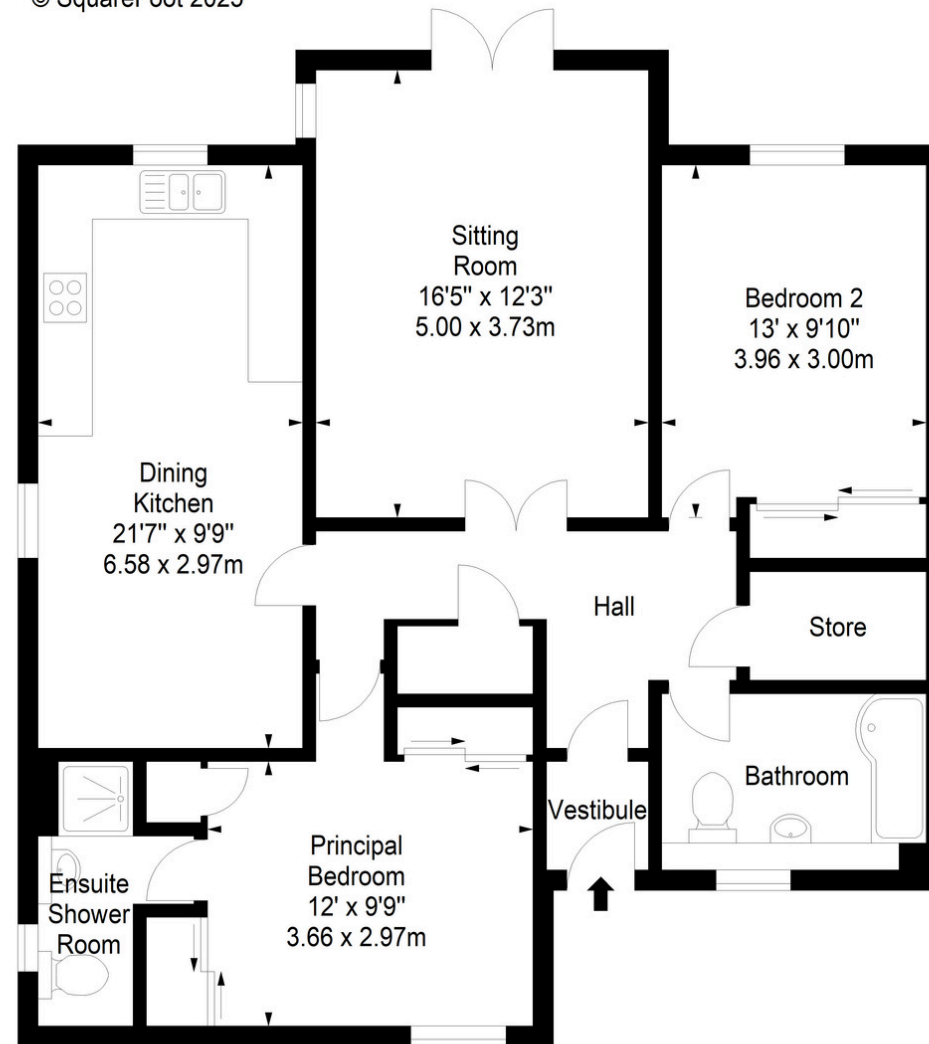
Rettie & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 misstatement 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



Telny Place,
Aberdour,
Burntisland,
Fife, KY3 0TG



Approx. Gross Internal Area
999 Sq Ft - 92.81 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH



RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH

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.