



THE ELMS

The Shore, Aberdour, Fife, KY3 OTY



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A substantial detached house which offers characterful and generously proportioned living accommodation located in the sought-after seaside village of Aberdour, which is set apart by its exceptional, elevated position above the beachfront with far-reaching views across the Firth of Forth.

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

Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen, Utility Room, Study, Boot Room, Snug, Dining Room, Conservatory, Bathroom.

First Floor: Principal Bedroom Suite, three further Bedrooms, Shower Room.

Exterior: Established garden of notable colour and diversity. Greenhouse. Patio terrace.

Garage. Private driveway.





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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. Aberdour was named the second-best place to live in Scotland by The Sunday Times in 2018.

The Elms 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, 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, a delicatessen and Willie's newsagent. There is also a traditional pub and the Aberdour Hotel. There is 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

The Elms is a distinctive property dating from circa 1890. 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 living accommodation that offers flexibility of use.

Located off The Shore, the house is accessed via a private gated entrance, where a generous private driveway sweeps up towards the house, providing ample car parking and provides an approach to the garage. From the driveway stone steps lead to the main entrance into the house. A solid storm door opens to the Entrance Vestibule with attractive striped wooden flooring. An inner decorative glass panelled door, framed by ornate glass panels, opens into the welcoming Entrance Hall. The main hall is an impressive space that showcases period features such as a ceiling rose and an elegant, handmade timber staircase that rises to the first floor, lending the Entrance Hallway a feeling of grandeur.

Accessed off the Hallway is the Sitting Room, which is generously proportioned with a large bay window providing a wonderful outlook over the Firth of Forth. The log burner with decorative timber mantle provides a heartening focal point. Part glazed double doors open to the Kitchen which has been fitted with a generous array of units, providing ample storage and worksurfaces. The units incorporate an Aga, NEFF microwave, gas hob with extractor fan above, a freestanding AEG dishwasher and a sink with draining area. The Kitchen has been thoughtfully configured to align with modern lifestyle trends, with a dining area that allows for sociable and relaxed family living. Glazed double doors open to the Utility Room with floor to ceiling fitted cupboards and worktop incorporating a sink with draining area, electric NEFF oven and grill, fridge, Bosch washing machine and a tumble dryer. There is a pull-out pantry cupboard and a cupboard housing the boiler. Neighbouring is the Boot Room, with a hidden door opening to the Study with integrated storage cupboards and a worksurface. A part glazed door provides access to the driveway.

From the kitchen a rear passageway with picture window gives access to the Snug with large sash window and a traditional fireplace (disused). A part glazed door opens to the Entrance Hall giving access to the Dining Room which is flooded with natural light via a large bay window which provides a fantastic view over the front garden and the Firth of Forth beyond. There is a gas fire with ornate tile surround. Double doors open to the Conservatory which is a superb feature of the house. Natural light emanates from a series of glazed panels with patio doors providing access to the rear garden and large patio area. The Conservatory is generously proportioned and is an ideal space for entertaining.

From the hall a door provides access to the Bathroom with WC, wash hand basin with storage unit below and wall mounted vanity mirror with drop light above, bath unit and heated wall mounted towel rail. Neighbouring are built-in storage cupboards. Completing the ground floor is an understairs cupboard.

Stairs rise to the First-Floor landing giving access to the Shower Room and Bedroom accommodation. Accessed off the landing a door opens to the Principal Bedroom Suite which is sumptuously proportioned, with ample built-in wardrobes. Adjoining is the en-suite Shower Room with walk-in shower cabinet, integrated wash hand basin with storage units below and wall mounted mirror above, WC and heated wall mounted towel rail. Neighbouring is the dressing room with substantial built in wardrobes and a sash window. Across the landing is Double Bedroom 2 with a dual aspect. Adjacent is Double Bedroom 3 with neighbouring Shower Room with dual Velux windows. There is a walk-in shower cabinet, wash hand basin with storage cupboard below and wall mounted mirror above, WC and heated wall mounted towel rail.

Completing the first floor is Bedroom 4 with a large sash window. There is a floored loft area which can be accessed via a Ramsay ladder, providing ample storage space.

The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, bay windows and patio doors all maximising natural light and views overlooking the garden grounds and the Firth of Forth. The accommodation is generous and thoughtfully laid out for both family living and entertaining.



Garden

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by stone walls, mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden at The Elms is exquisite and real care and attention has been paid over the past 30 years of ownership. The garden is mostly enclosed by stone walls and an array of specimen trees and mature shrubs with generous areas of lawn with meandering paths and walkways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest. The garden offers different areas for seating to capture the sun and provide different aspects of the garden.

There is a patio terrace to the front of the house and a large patio area adjacent to the house which can be accessed via the conservatory which offers ideal space for alfresco dining and entertaining in the warmer months.

Stone steps rise to the greenhouse with seating area over the garage, providing a fantastic outlook over Black Sands beach and the Firth of Forth beyond.

Adjacent to the house is the Garage with electric up and over door.

GENERAL REMARKS AND INFORMATION

Designations

The Elms 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 0TY.

Fixtures and Fittings

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

Classifications

Council Tax - Band G

EPC Rating - Band D

Tenure

Freehold

Services

Mains electricity, water, gas and drainage.

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:

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 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.

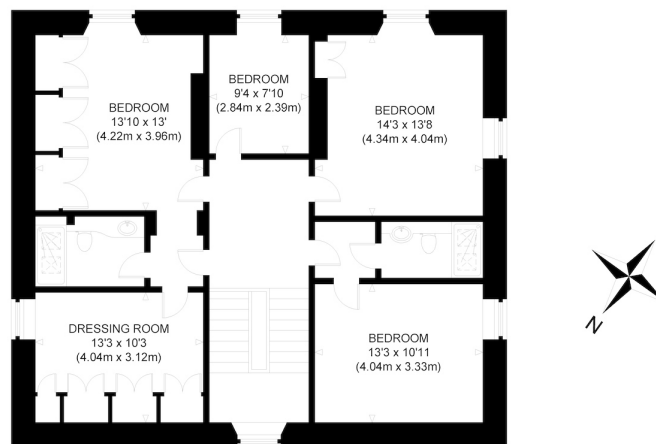
Proof and Source of Funds/Anti Money Laundering

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.

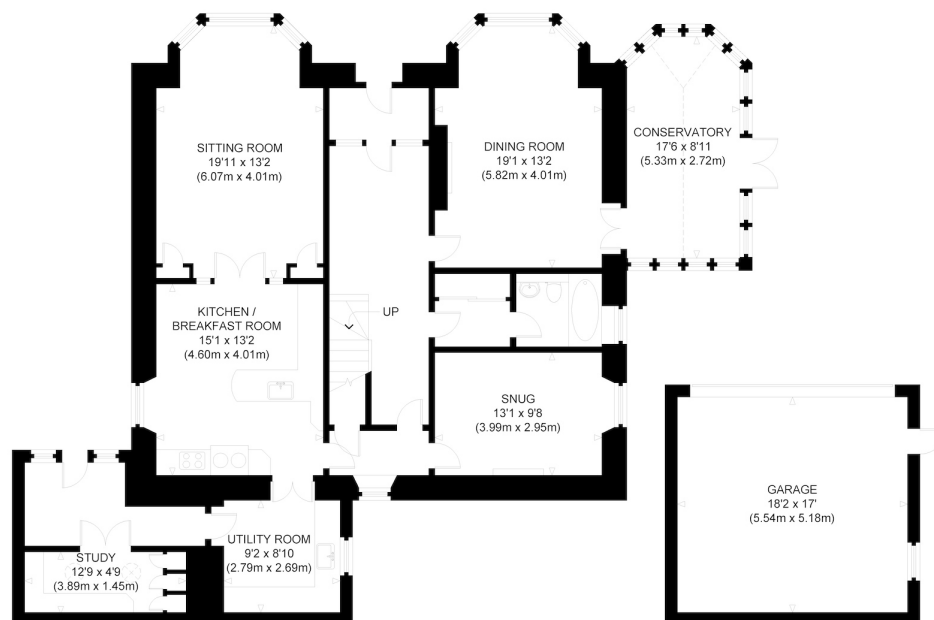
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.







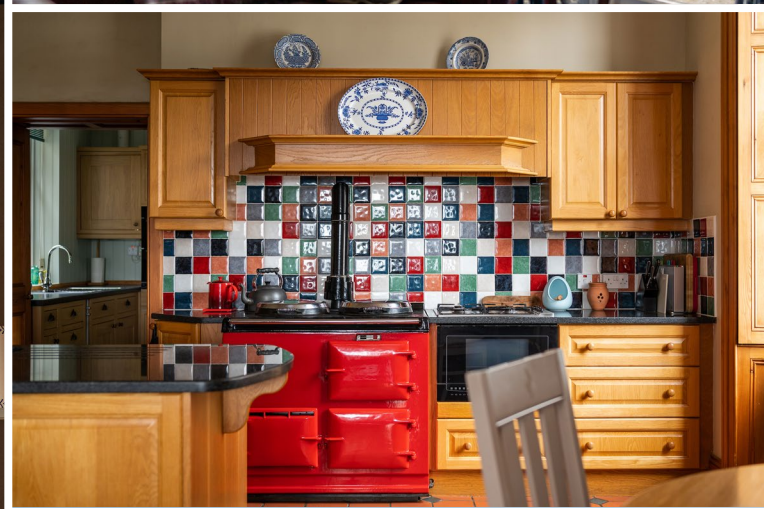
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1092 SQ FT / 101.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1625 SQ FT / 151.1 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT / 28.7 SQ M

THE ELMS, SHORE ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2717 SQ FT / 252.7 SQ M
GARAGE FLOOR AREA 309 SQ FT / 28.7 SQ M
TOTAL COMBINED FLOOR AREA 3026 SQ FT / 281.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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