



STARLEYBURN

Burntisland, Fife, KY3 0AG



STARLEYBURN

Burntisland, Fife, KY3 0AG

A handsome and substantial house providing characterful and generously proportioned living accommodation with fine period features, situated within private garden grounds which is set apart by its exceptional, elevated position with far-reaching views across the Firth of Forth.

Starleyburn is located between the charming coastal town of Burntisland and the sought-after seaside village of Aberdour, within easy commuting distance of Edinburgh.

Summary of Accommodation:

Ground Floor: Entrance Porch, Entrance Hall, Sitting Room, Study, Family Room, Dining Kitchen, Utility Room, Double Bedroom 5, Shower Room.

First Floor: Principal Bedroom, three further Double Bedrooms, Family Bathroom.

Exterior: Established garden of notable colour and diversity. Front Terrace with decking area.

Private Driveway. Detached Stone-Built Workshop with Solar Panels. Garden Sheds. Garden Stores. Log Store. Woodland Area.

Garden Room. Kitchen Garden. Orchard. Polytunnel. Greenhouse.

Superb views overlooking the Firth of Forth.

Approximately 2.48 Acres.



STARLEYBURN

Burntisland, Fife, KY3 0AG



Situation

Starleyburn is situated within a small enclave hidden off the A921 located approximately 1.4 miles west of Burntisland and approximately 1.8 miles east of Aberdour.

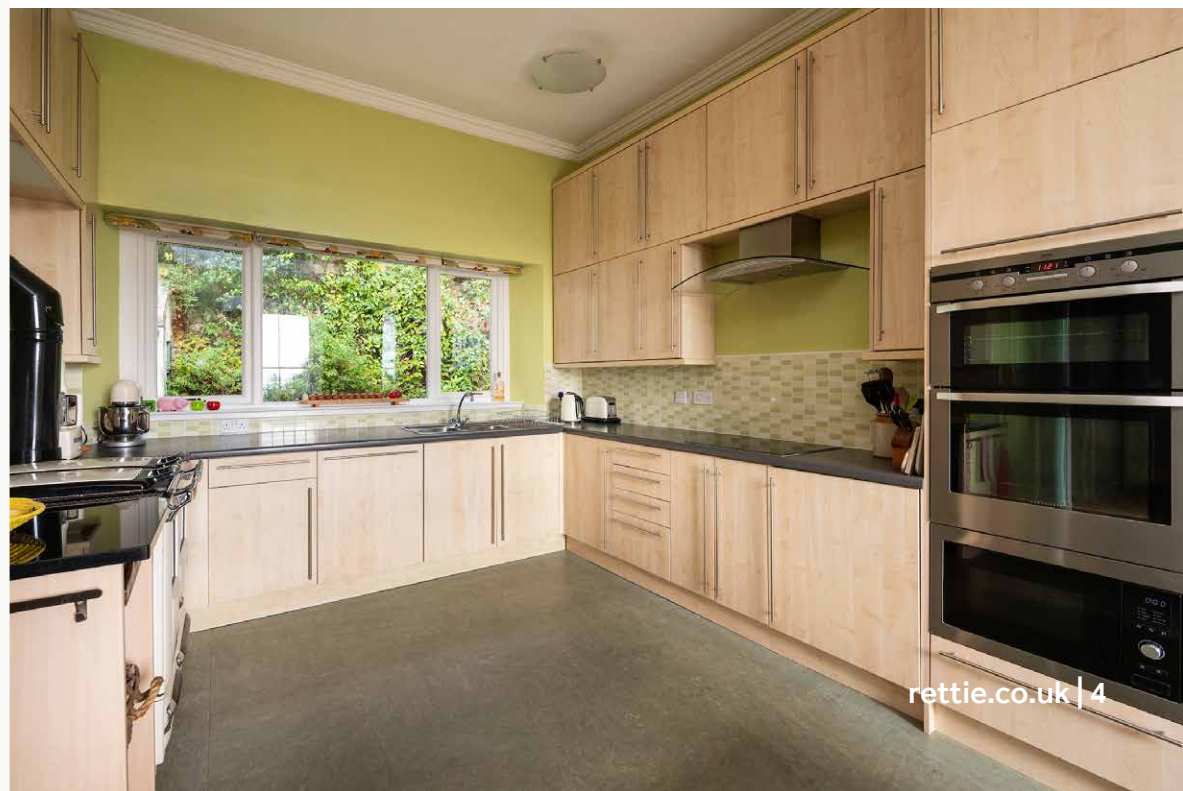
The former Royal Burgh of Burntisland is a historic, coastal town on the Northern shores of the Firth of Forth. Once a thriving Victorian holiday resort, the well-serviced settlement is known for its award-winning beach and has earned enduring popularity for its location- some 6 miles from Kirkcaldy, 10 miles from Dunfermline and 21 miles from Edinburgh city centre.

Burntisland's plethora of amenities include convenience and grocery stores, a butcher, a fishmonger, an Artisan bakery, and cafes. In addition, it has a wealth of recreational facilities, including an 18-hole golf course, a leisure centre with a swimming pool, and a bowling green as well as the Burntisland Links. Granted to the Burgh by King James V of Scotland in 1541. The Links has a play park and a seasonal pitch and putt and hosts the annual Burntisland Highland Games every July— Scotland's second oldest games, dating back to 1652. The town is also on Fife's Coastal Walk, which is renowned for its stunning scenery.

Burntisland and Aberdour Railway Stations have services to Edinburgh, Dundee and Perth, as well as other destinations on the Fife Circle line. It offers trains reaching Edinburgh Waverly in as little as 30 minutes. Inverkeithing Railway Station is approximately 7 miles to the west and has services to Glasgow Queen Street and London Kings Cross. The M90 and, in turn, the Forth Road Bridge are approximately 8 mile drive away, allowing for ease of access into Central Scotland's arterial motorway network, as well as Edinburgh International Airport and Edinburgh City Centre via the A90.

There are local nurseries and primary schools in Burntisland, including the Burntisland Primary School which opened in 2014. A short distance to the East, Kirkcaldy provides local secondary schooling at Balwearie High School and St Andrews High School. Many of Scotland's leading independent schools are within daily reach, including roster in Edinburgh, Dollar Academy in Clackmannanshire and St Leonard's in St Andrews.

Starleyburn is located approximately 1.8 miles east of Aberdour. 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.





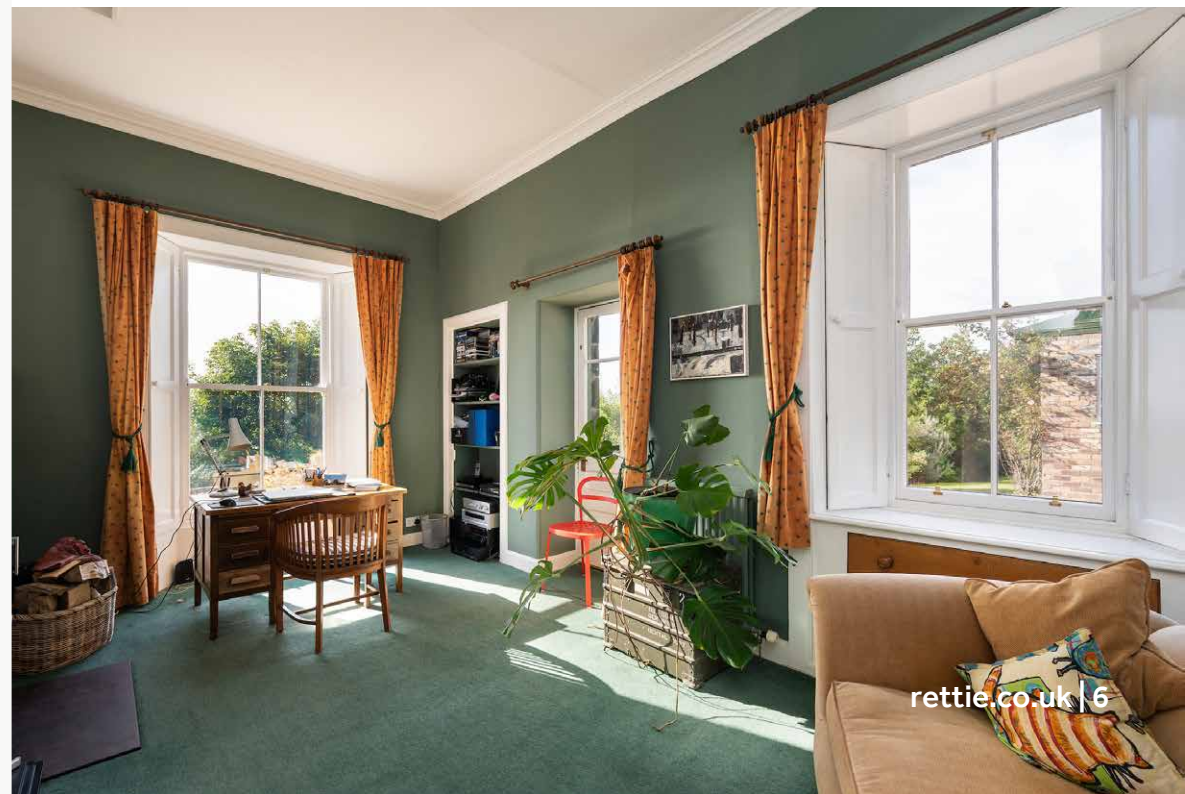
A commuter stronghold for the capital, the village is remarkably well-served with daily amenities. It's pretty streets, which were awarded the Gold Award for Small Coastal Village in the RHS Britain in Bloom competition (2013), are populated with an eclectic mix of independent stores and services, including a number of cafés, bars, a recently opened village grocery store, 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

Starleyburn is a distinctive property dating from circa 1861. The house is full of quintessential charm and has been sympathetically renovated over the passage of time, to provide comfortable and tastefully presented modern living accommodation that offers flexibility of use.



Located via a private shared road, Starleyburn is approached through wrought iron gates which open out into a generous driveway that sweeps up towards the house providing ample car parking with turning area and provides access to the substantial stone-built Workshop with solar panels.

A stone pathway leads to the front of the house where stone steps lead to a solid timber door which opens to the Entrance Porch with ornate tiled floor and ceiling cornice. A part glazed door with decorative etched glass panels opens into the welcoming Entrance Hall; giving access to the principal rooms on the ground floor. The main Hall is an impressive space showcasing period features such as cornicing, ceiling rose and an elegant period staircase that rises to the first floor and lends the Entrance Hallway a feeling of grandeur.

Accessed off the hall a door opens into the Sitting Room which is sumptuously proportioned; an exceptional reception room with traditional cornicing and ceiling rose. Natural light emanates from the large bay window with working shutters which provides a wonderful outlook over the front garden and the Firth of Forth beyond. The fireplace with marble surround provides a heartening focal point. An inner door provides access to the Study which benefits from a dual aspect. There is a log burner and recessed shelving units. A part-glazed door provides access to the driveway.

From the hall, a door opens into the Family Room with a large sash window providing a charming outlook over the garden grounds and the Firth of Forth beyond. There are recessed shelving and ample integrated bookshelves. The room benefits from a log burner with timber mantle.

A rear corridor provides access to the Utility Room which houses the biomass boiler. There is a stainless-steel sink with draining area, ample built-in storage cupboards, a traditional pulley and coat hooks. A door opens to the rear porch with storage cupboard and coat hooks. A separate door provides access to the rear of the house. Adjacent is the Dining Kitchen which is fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an AEG oven and grill with microwave below, ACR woodburning oven, NEFF dishwasher, induction hob with extractor fan above, stainless-steel sink and drainer and integrated fridge. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living. A solid wood door provides access to the side of the house.

Accessed off the hall is Double Bedroom 5 with built in wardrobe and a sash window. Adjacent is the Shower Room with WC and wash hand basin.

The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms alongside the large Dining Kitchen.

The staircase with mahogany handrail and ornate iron balusters rises to the first floor landing giving access to the Bedroom accommodation and the Family Bathroom. The Principal Bedroom is generously proportioned with attractive ceiling cornice, ornamental ceiling rose and decorative wall paneling. The room is flooded with natural light via the large bay window which provides breathtaking views over the Firth of Forth. Adjacent is Double Bedroom 2 with dual aspect and built-in cupboard with shelving. Opposite is Double Bedroom 3 with large sash window, recessed shelving units and a storage cupboard.

Accessed off the landing is Double Bedroom 4 with a dual aspect. There are ample built-in wardrobes and a linen cupboard. Completing the first-floor accommodation is the WC and the Family Bathroom with bath unit, walk-in shower cabinet, wash hand basin with vanity mirror and light above, wall mounted shelving units and wall mounted towel rail. The bathroom benefits from a large sash window with working shutters which provides a charming out look over the garden grounds and the Firth of Forth beyond.

Starleyburn extends to about 2,774 Sq Ft. The accommodation is spacious and well-appointed



throughout and clever use has been made of large windows, bay windows, Velux windows and part-glazed doors maximising natural light and views overlooking the garden grounds and the Firth of Forth.

The property has a number of delightful period features including decorative cornicing, ceiling roses, fireplaces, and window shutters. The accommodation is generous and thoughtfully laid out with family living in mind.

Garden

Starleyburn stands within a plot befitting its stature with fantastic scenic views over the Firth of Forth. The garden is a particular asset of the property, surrounding the house attractively. Sheltered by terrace walls, mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden at Starleyburn is exquisite and real care and attention has been paid over the past 28 years of ownership. The garden is mostly enclosed by a stone walls, 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 has various areas which offer different places for seating, along with the front terrace incorporating a decking area to capture the sun and provide different aspects of the garden. There are original terrace walls including stone steps leading down to a dell which provides access to the kitchen garden with polytunnel, fruit cages and substantial garden sheds with corrugated iron roof. There is a greenhouse and an orchard with apple, pear and plum trees.

A notable feature of the garden is the stone-built detached Workshop with corrugated iron roof and solar panels. The workshop benefits from water, light and power. Adjacent to the house is the Garden Room with log burner and glass panels providing a charming outlook over the garden grounds.

The house benefits from three stone-built garden stores with adjoining log store which are located to the rear of the house.

There is a pocket of amenity woodland neighbouring the house which is home to a wide variety of birdlife and wildlife.

GENERAL REMARKS AND INFORMATION

Please note that there is a wayleave within the title allowing the neighbouring property Aja access to the electricity and water supply within the grounds of Starleyburn.

Designations

Starleyburn is category C Listed. Ref: LB6679.

Viewing

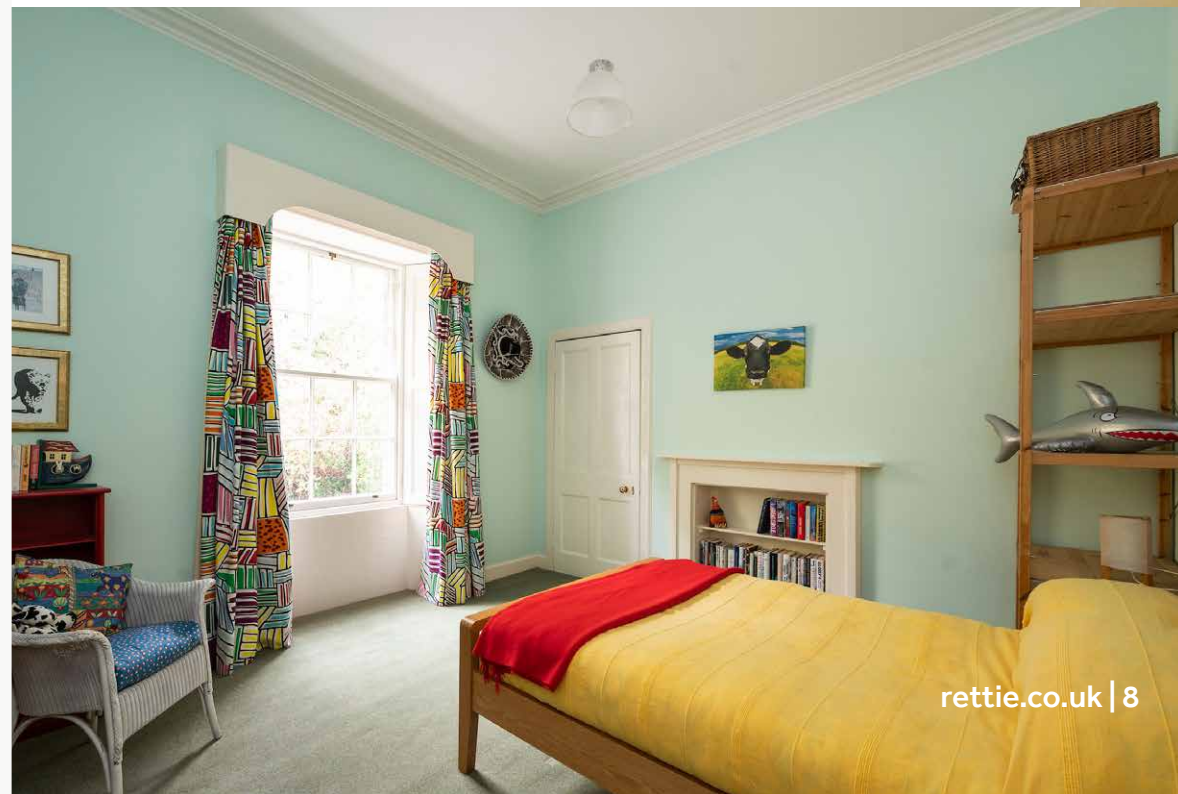
Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY3 0AG. what3words ///nutty.acrobat.folks

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 E

Tenure

Freehold

Services

Mains electricity and water. Private drainage. Biomass boiler.

Offers

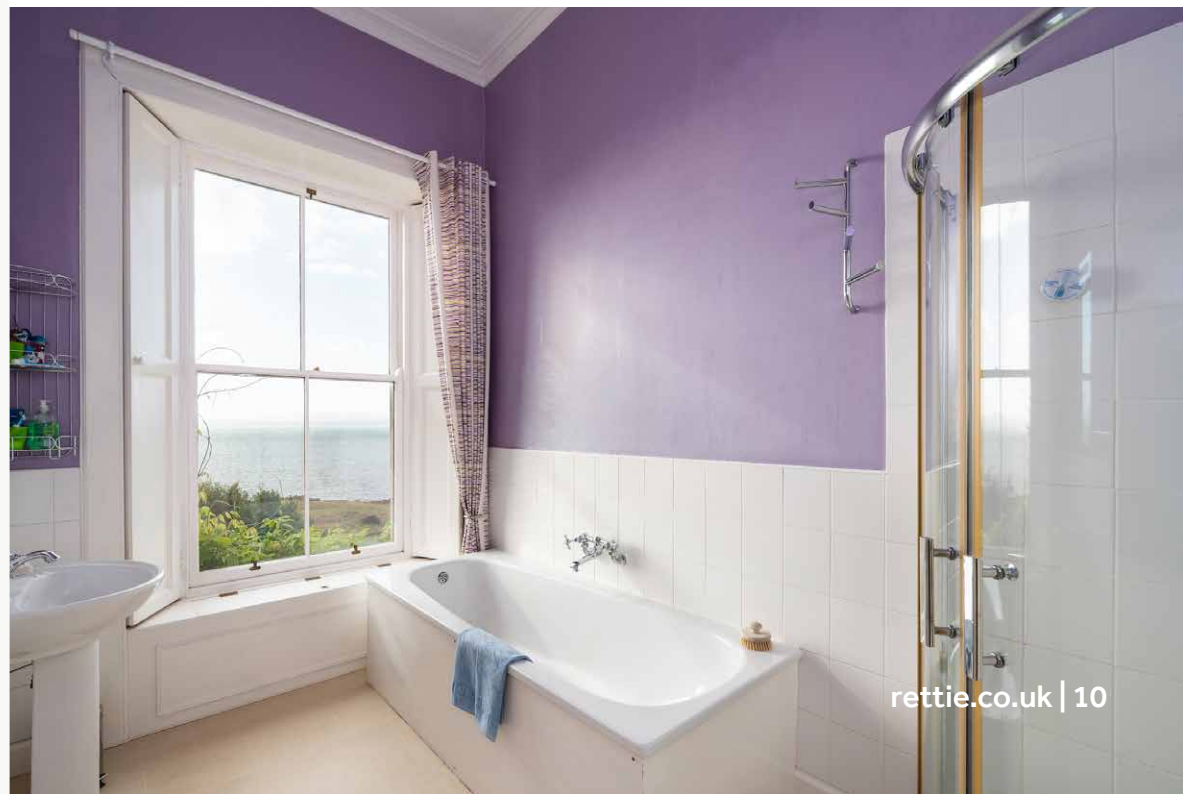
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents 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.

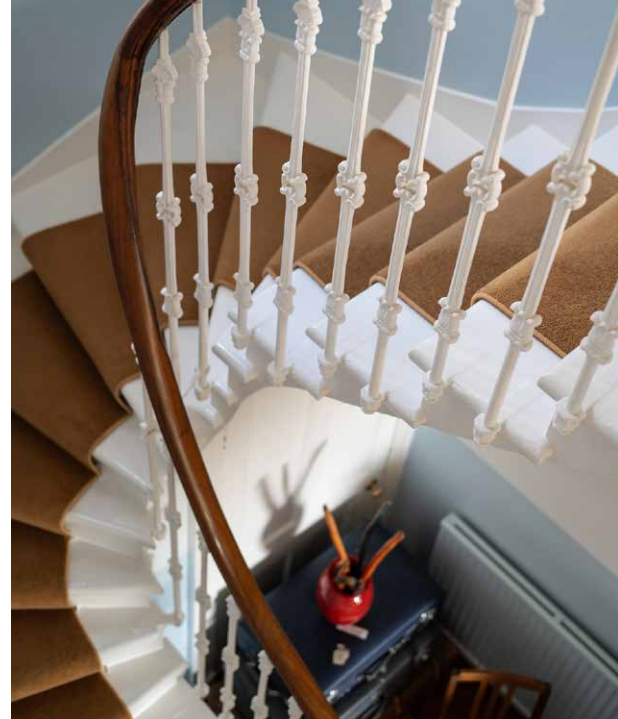
Internet Websites

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.

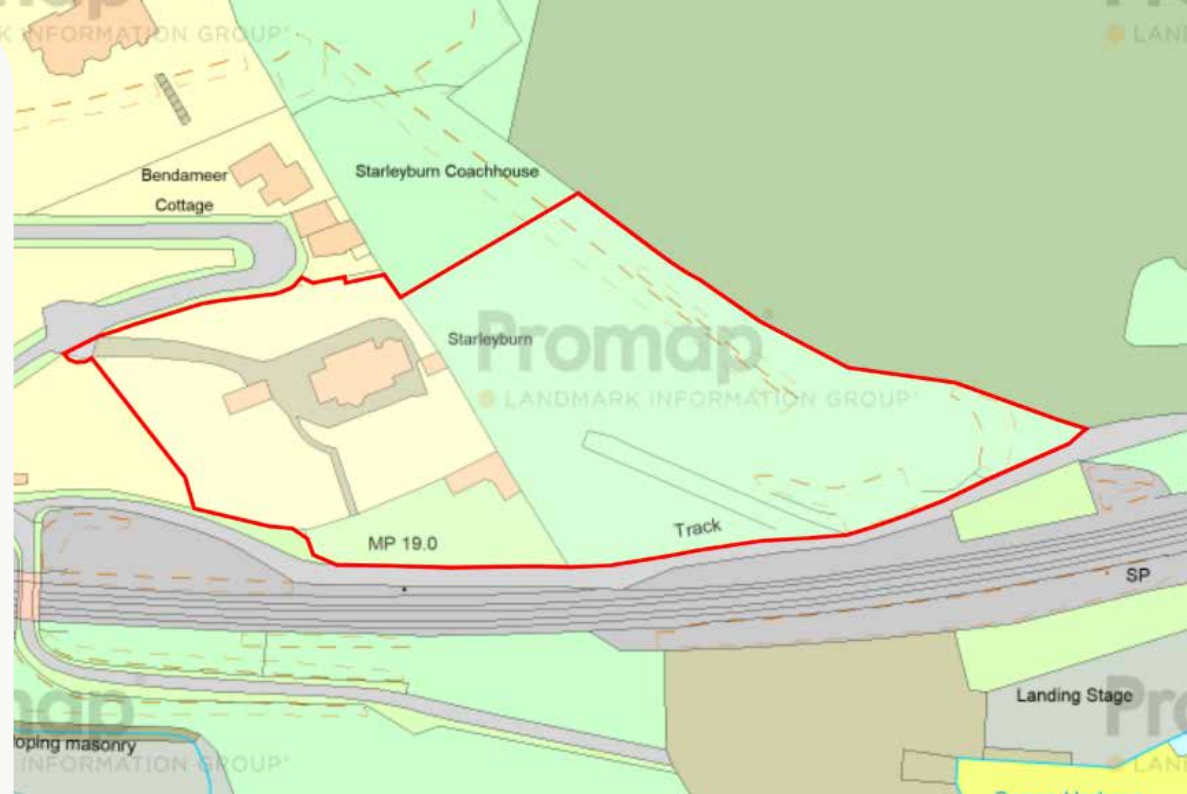
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party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

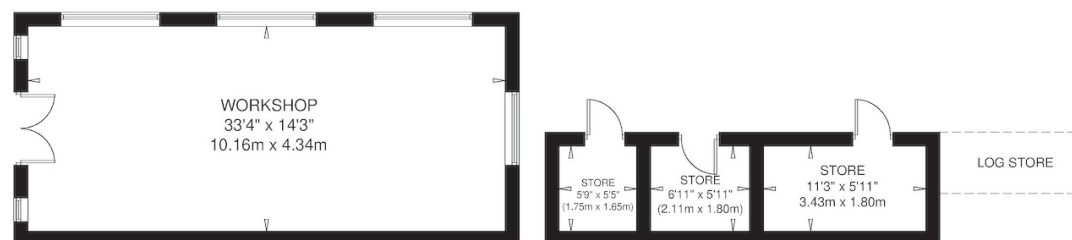
3 All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

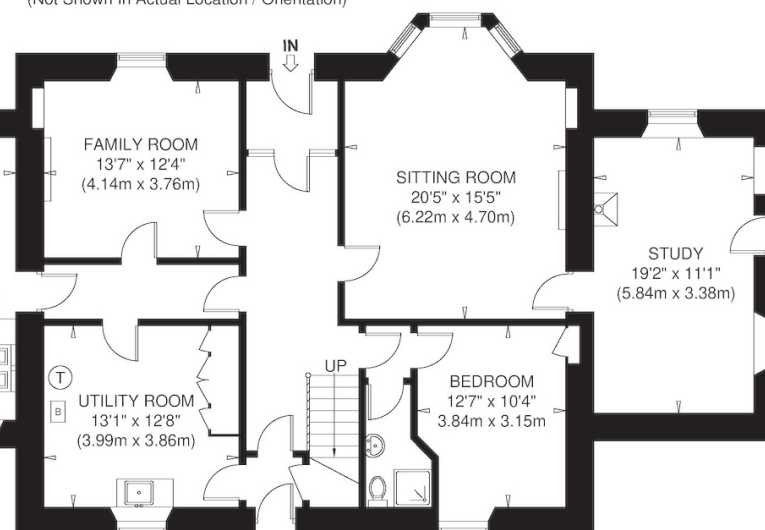
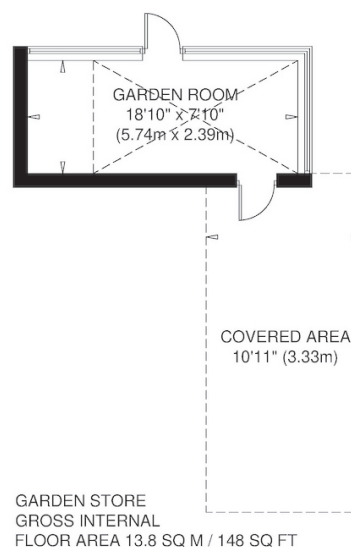
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude 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.

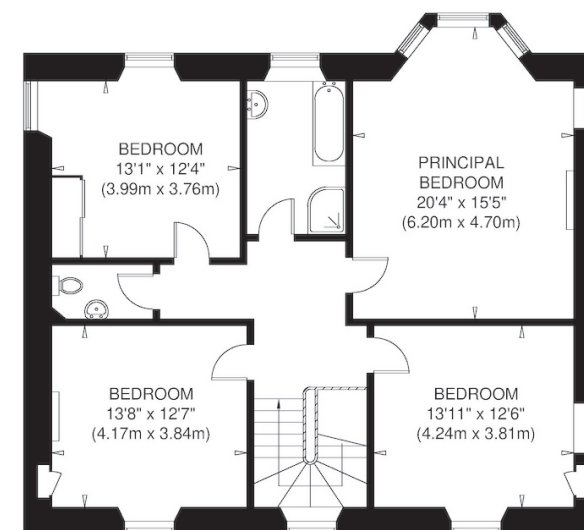




OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 58.2 SQ M / 626 SQ FT
(Not Shown In Actual Location / Orientation)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 152.7 SQ M / 1643 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 105 SQ M / 1130 SQ FT

STARLEYBURN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 257.7 SQ M / 2774 SQ FT
GARDEN STORE = 13.8 SQ M / 148 SQ FT
OUTBUILDINGS = 58.2 SQ M / 626 SQ FT
TOTAL = 329.7 SQ M / 3548 SQ FT

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

Copyright © exposure
www.photographyandfloorplans.co.uk









RETTIE

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