



16 SEASIDE PLACE
Aberdour, Fife, KY3 0TX



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A statement heritage apartment, perfectly appointed to serve as a stylish home or a chic, seaside pied-à-terre, showcasing superlative, scenic views across the Firth of Forth.

Situated in the popular, coastal village of Aberdour, Seaside Place is one of the settlement's most sought-after streets, lying within a short walk of Castle Sands, the vibrant High Street, and its railway station.

Accommodation

Third Floor:

Hall,
Open-plan Sitting/Dining Room and Kitchen,
Principal Bedroom, Double Bedroom 2/Sitting Room,
Bedroom 3, and Bathroom.
2 Walk-in Store Cupboards.

Exterior:

3 x Private Cellars/Stores.

Communal private garden.

*Edinburgh City Centre 19 miles (30 km); Edinburgh Airport 16 miles (25 km); Glasgow City Centre 46 miles (75 km).
All distances are approximate.*







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 Incholm 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-serviced with daily amenities. It's pretty streets 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

Set apart by exceptional, elevated views across the Firth of Forth, 16 Seaside Place is an utterly charming period flat, which occupies the third floor of a handsome, late 18th Century apartment building in Aberdour. Refurbished with meticulous attention to detail in recent years, the home is rich with style and heritage charisma and affords immaculately presented, modern living accommodation in a prime village location. Notably, the flat commands an outstanding outlook across the Firth of Forth, with far-reaching views over Black Sands beach and the bay around Aberdour's historic harbour, capturing Inchcolm Island and Edinburgh's iconic skyline, set against the backdrop of the distant Pentland Hills.

The interior has been curated with an eye for vintage design and quality to create inviting and spacious accommodation, with a sense of atmosphere and timeless style. It has been extensively renovated, with great deference to the age of the building, and features a combination of carefully refurbished wooden flooring and sumptuous, sand-coloured carpets; high-quality conservation-style Velux windows and three traditional wood-burning stoves; a coordinated lighting design, and classic window shutter blinds. Notably, the current owners have upgraded the property to enhance modern comfort and have replaced the boiler, installed new radiators and insulation in the roof space, and have completed extensive rewiring and roofing works.

Beyond the threshold, a timeless welcoming entrance space has been fashioned by the front door, with coat hooks and space for footwear, and a light-filled hall sweeps to the south and serving as a central spine to the accommodation. A conservation-style window at the end of the hall draws the eye towards the arresting views over the Firth of Forth, while another conservation-style Velux window in the ceiling floods the space with natural light.

The open-plan living/dining room and kitchen successfully provides both a sociable, free-flowing entertaining space, as well as a setting for effortless and relaxed day-to-day living. The double-aspect room is governed by an impressive, south-facing dormer window which enhances the impression of space and frames near-panoramic views of the idyllic bay and across the water of the Firth of Forth. A woodburning stove, set within the recess of a traditional fireplace and finished with a natural timber mantelpiece and a flagstone hearth, provides the room with an atmospheric focal point. The kitchen is fitted with range of timeless wall and floor units and well-equipped with modern appliances including a Stoves oven/grill, a Neff five-ring gas hob, a Zanussi fridge/freezer, and a Neff dishwasher. The kitchen also has an inbuilt cupboard housing a Viessmann gas boiler.

The principal bedroom is a generously proportioned double room and shares in the scenic outlook to the South across the Firth of Forth via another large bay window. It has ample room for wardrobes, dressers, and occasional lounge furniture.

The second double bedroom is currently utilised as a sitting room and features an Aga woodburning stove set within a stone fireplace recess. It has a charming dormer window with a pretty, elevated outlook to the rear of the property, over the patchwork of pantile and slate rooftops and gardens which sit behind Aberdour's historic High Street. Ensconced to the rear of the apartment and accessed via a set of steps from the hall, the third bedroom has a sense of retreat and its own singular charm. It is appointed with a bunk/mezzanine, which is suitably proportioned to host a double bed and has been fitted with a pair of wall sconces and bedside storage cabinets/shelves. The room itself can easily be imagined as a comfortable snug or home office and has a small fireplace with a wood-burning stove. A small sash-and-case window set beneath a conservation-style Velux window faces west and affords a view towards the 18th green of the Aberdour Golf Club, set against the backdrop of the coastline and Inchcolm Island. A second sash-and-case window and a conservation-style Velux window have an easterly aspect.





The family bathroom is appointed with a white three piece suite, including a bathtub with an overhead shower. It is finished with tasteful wall tiling and wooden flooring.

The apartment benefits from a volume of storage scarcely found with flats of its size. There is a shelved linen cupboard off the hall and a walk-in store cupboard which serves as a wardrobe for the third bedroom. In addition, there are a range of inbuilt cupboards providing eaves storage and a deep, ancillary store cupboard which is accessed off the stairwell, by the main door into the apartment.

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 0TX.

Burdens

Council Tax Band – C

Fixtures and Fittings

Only those items specifically mentioned in the particulars of sale are included in the sale price.

Entry and Vacant Possession

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

Services

Mains water, gas, electricity, and sewerage.

EPC Rating

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

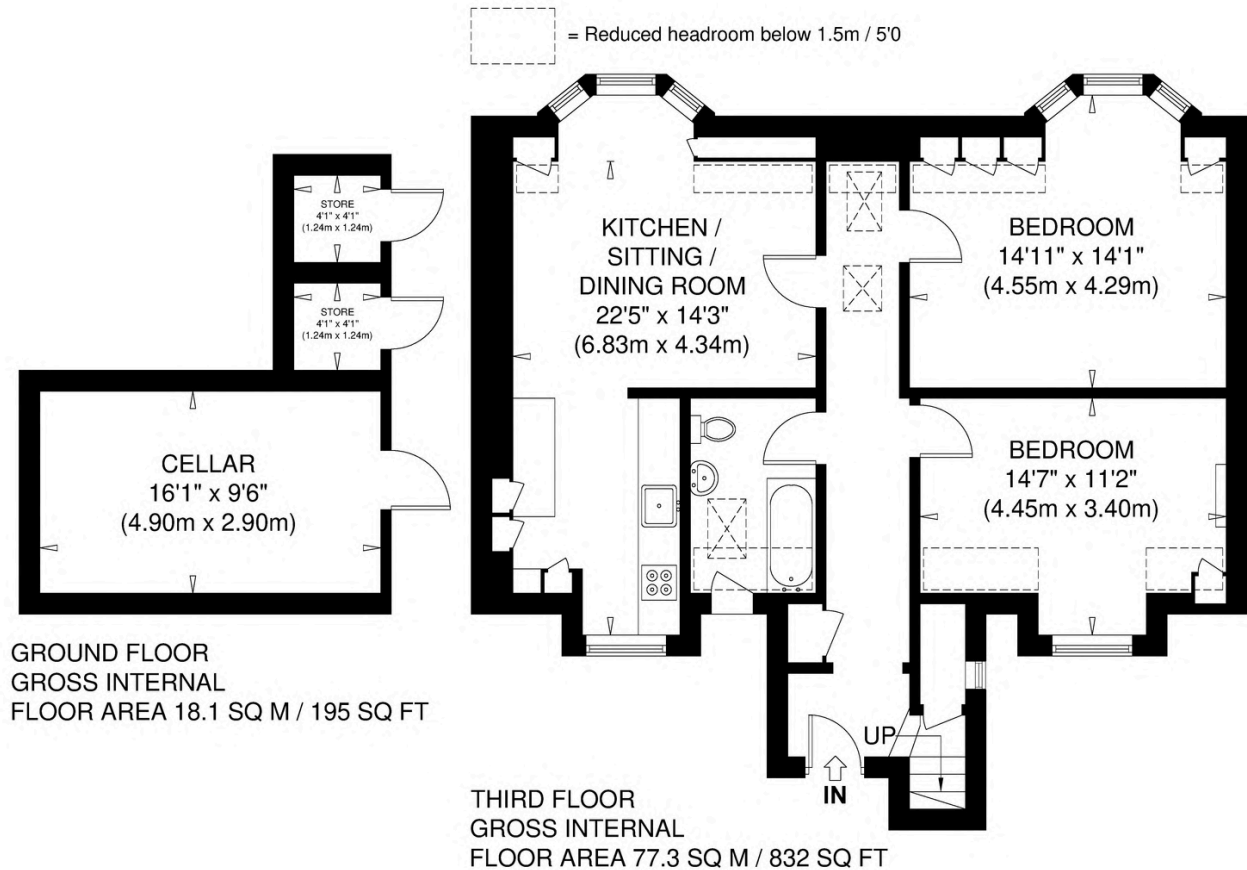
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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.







FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 10.5 SQ M / 113 SQ FT

SEASIDE PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 105.9 SQ M / 1140 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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

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Stock Image of Black Sands, Aberdour

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.

RETTIE

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



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