



EASTER HOUSE

88 Main Street, Aberdour, Fife, KY3 0UH



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A beautifully proportioned sandstone, main door, garden apartment positioned in the heart of Aberdour, combining elegant period features with generous open-plan living and exceptional south-facing garden ground. Set a short distance from Silver Sands beach, the harbour, and village amenities, in one of Fife's most sought-after locations.

Accommodation:

Approximate Gross Internal Floor Area: 2120.4 sq ft and 197 sq m

Ground Floor:

Entrance Hallway, Living Room, Principal Bedroom with En-Suite Bathroom, Bedrooms 2 & 3.

Garden Level

Open-Plan Sitting Room / Dining Room, Kitchen, Utility Room, Double Bedroom / Study, Shower Room.

External

South facing garden and shared drying green area.



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Situation

Located on the sought-after South Fife coastline, Aberdour is one of the area's most desirable coastal villages, often referred to as the "Jewel of the Forth". Designated as a Conservation village, Aberdour enjoys an enviable setting overlooking the Firth of Forth towards Inchcolm Island and the Edinburgh skyline.

The village is particularly well known for its beaches, including the award-winning Silver Sands beach, picturesque harbour, and strong sense of community. Main Street itself is home to an excellent range of independent businesses and local amenities including Aberdour Delicatessen, Greens convenience store, The Forresters Arms, The Aberdour Hotel, The Sands Restaurant, Drinks Cabinet, Antiques & Gifts, The Purple Shop and Aberdour Bistro, all within easy walking distance of the property.

Further amenities within the village include a highly regarded primary school, sailing, bowling and tennis clubs, together with Aberdour Golf Club positioned along the coastline. Aberdour railway station provides regular services on the Fife Circle Line, with direct links to Edinburgh, making the village particularly popular with commuters.

Additional amenities can be found in nearby Dalgety Bay and Dunfermline, while the M90 and Queensferry Crossing provide convenient road access to Edinburgh, Perth, and beyond. Edinburgh Airport can also be reached in approximately 25 minutes outwith peak travel times.





General Description

88 Main Street is a substantial, main door apartment forming part of a traditional sandstone property in the centre of Aberdour. The property offers flexible accommodation over two levels, together with a large south-facing rear garden.

Approached directly from Main Street, the property has an attractive stone façade and a central entrance framed by stone surrounds and wrought iron railings. The front door opens into a welcoming hallway giving access to the principal accommodation on the ground floor.

The entrance hallway provides access to two front-facing public rooms, both of which could equally be used as bedrooms depending on requirements. The main front room features decorative corning, working shutters, and a copper fireplace with marble surround. The second room includes open shelving and built-in storage.

To the rear of the upper level are two further double bedrooms overlooking the garden. The principal bedroom benefits from an en-suite bathroom fitted with a bath and overhead shower, tiled flooring, WC and wash hand basin.

A glass-panelled staircase leads to the lower level where the property opens into a large open-plan kitchen, dining, and living area. The living room features panelled ceilings, deep-set shuttered windows, and a Charnwood wood-burning stove with stone surround and slate hearth. The dining area situated at the opposite side of the stairs provides ample space for a large dining table with a door leading directly out to the garden.

The contemporary kitchen has been thoughtfully designed and features sleek gloss cabinetry with soft close doors, a Belfast sink, Bosch induction hob with stainless steel extractor, Bosch double oven and grill, and solid oak shelving. Recessed lighting and the open-plan layout create a bright and practical space well suited to everyday living and entertaining. The adjoining utility room provides additional storage and appliance space and currently houses a Hotpoint washing machine and Beko dishwasher.

Positioned off the main open-plan living space, the additional double bedroom/ study with wall mounted boiler, is well proportioned and offers ample space for a variety of uses. Accessed from the dining area, the shower room is fitted with a walk-in shower enclosure, WC and pedestal wash hand basin.

To the rear, the property benefits from a south-facing private garden area directly adjoining the house, incorporating paved seating area, planted borders, and access from the lower level living space. Beyond this is a further shared lawned drying area to the rear bordered by mature trees, planting, timber fencing, and stone walls. The property also benefits from on-street parking and an external waterpoint.



GENERAL REMARKS AND INFORMATION

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 0UH

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax -
EPC Rating -

Solicitor

TBC

Local Authority

Fife Council - Fife House, North Street, Glenrothes, KY7 5LT. Tel: 03451 550000.

Tenure

Freehold

Services

Mains water, drainage and electricity. Gas central heating.

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.

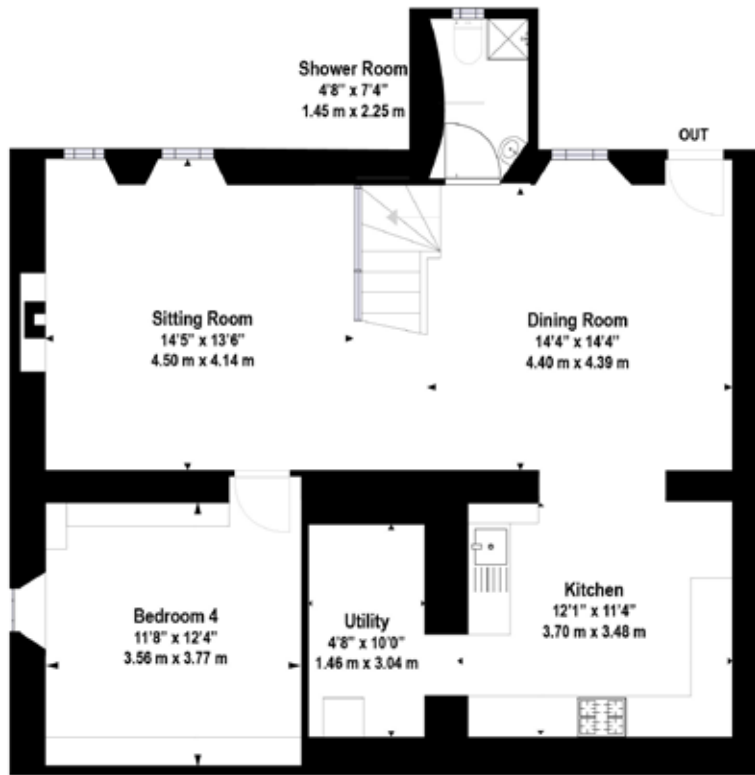
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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

Proof and Source of Funds/Anti Money Laundering

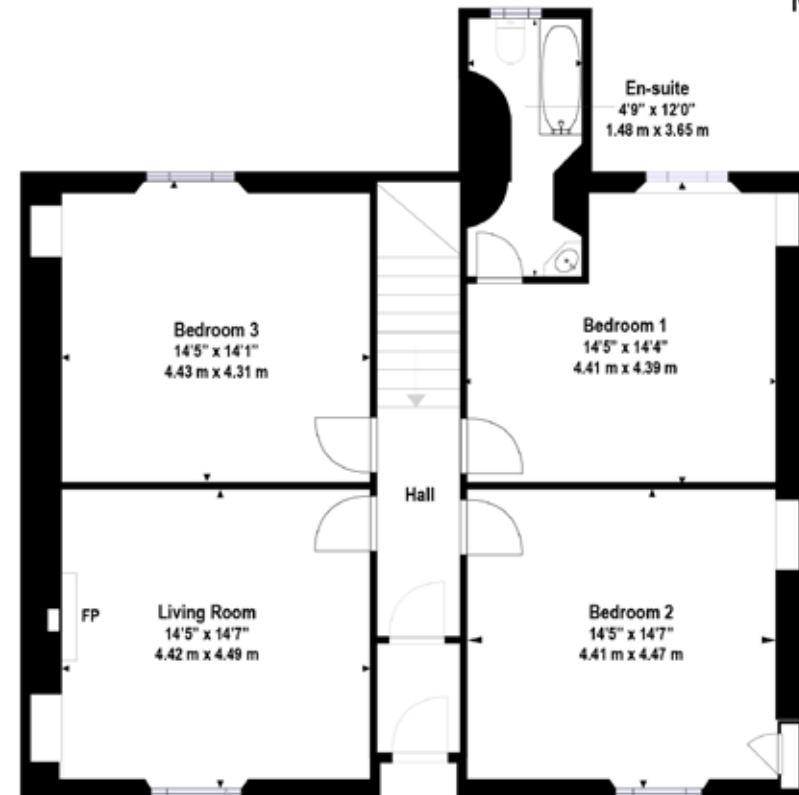
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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





LOWER GROUND FLOOR



GROUND FLOOR

88 Main Street, Aberdour, Burntisland, Fife, KY3 0UH

Measurement point

Indicates area of Limited Use Space

Gross internal area: 2120.4 sq ft / 197 sq m



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



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