



Morgans

PROPERTY

4 The Heughs, Aberdour, KY3 0EH

Offers Over £595,000



5



3



1



B



Exceptional five-bedroom detached
Cala home



Principal bedroom over 16ft with en
suite



Vast 24ft kitchen/dining/family room



3 further double Bedrooms with Guest En-suite
plus single bedroom currently utilised as a office



Spacious 18ft living room



4 Piece Family bathroom plus
downstairs WC



EPC Rating - B



Council Tax Band - G





Welcome

This exceptional five-bedroom detached Cala home offers 2,000 square feet of outstanding accommodation, in the highly desirable village of Aberdour. With sea views and professionally landscaped gardens this is truly a "dream home". The property has extras from new, including kitchen island, Silestone worktops, upgraded pyrolytic oven and illuminated bathroom mirrors. The ground floor is superbly applied, centred around a vast 24-foot kitchen/dining/family room and a further 18-foot living room, offering fantastic flexibility for everyday family life and entertaining. A separate utility room and downstairs WC complete this highly functional level. Upstairs, five generously proportioned bedrooms are arranged around a spacious landing. The principal bedroom is a real highlight at over 16 feet in length, complete with its own private en suite, while a further bedroom also benefits from an en suite. A well-appointed four piece family bathroom serves the remaining rooms, with built-in wardrobes providing excellent storage throughout. Set in the highly sought-after coastal village of Aberdour, this substantial home offers a rare combination of space, quality, and location, making it an outstanding choice for growing or established families. The driveway has space for three vehicles leading to garage with electric door together with private and fully enclosed grounds offering an idyllic haven with a short walk to the beach and coastline.





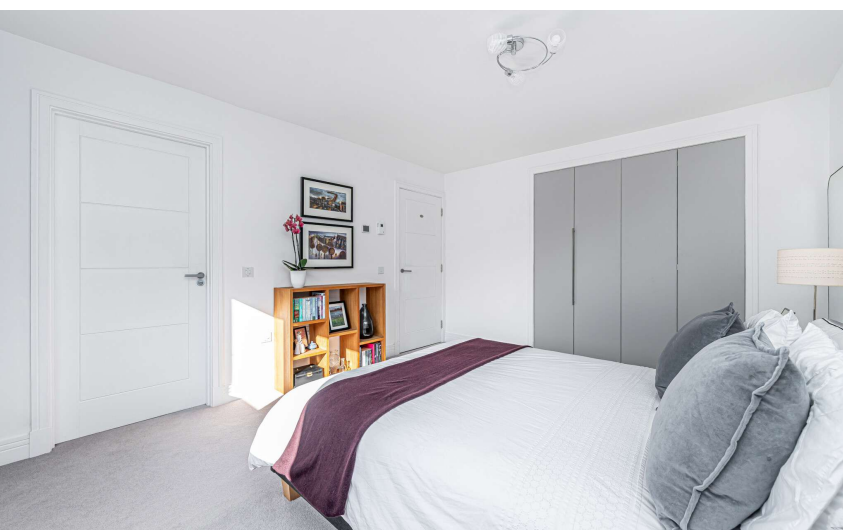
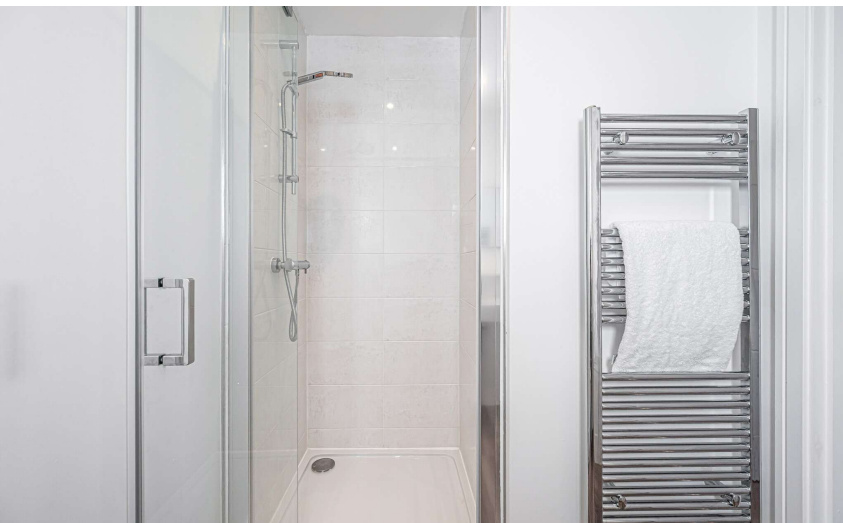
EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, including washing machine and tumble dryer.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







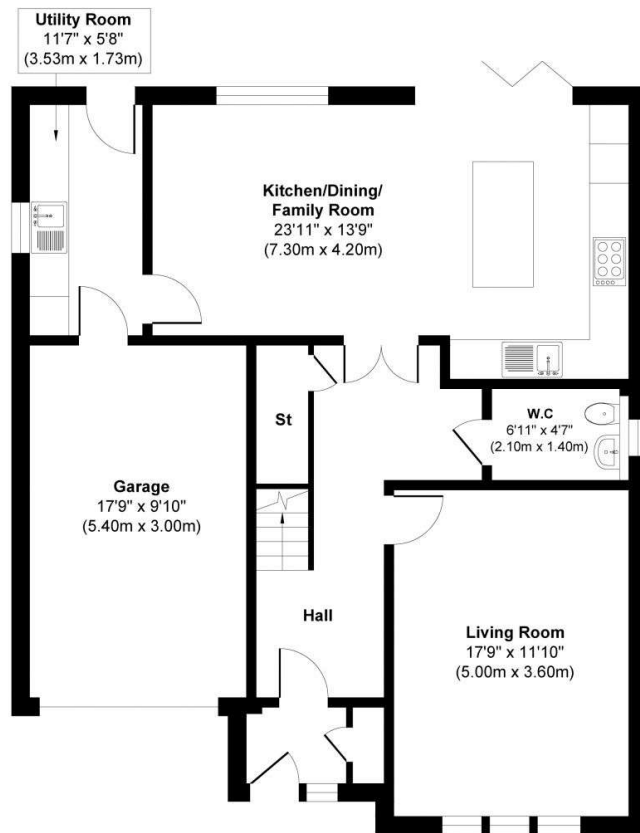


Aberdour

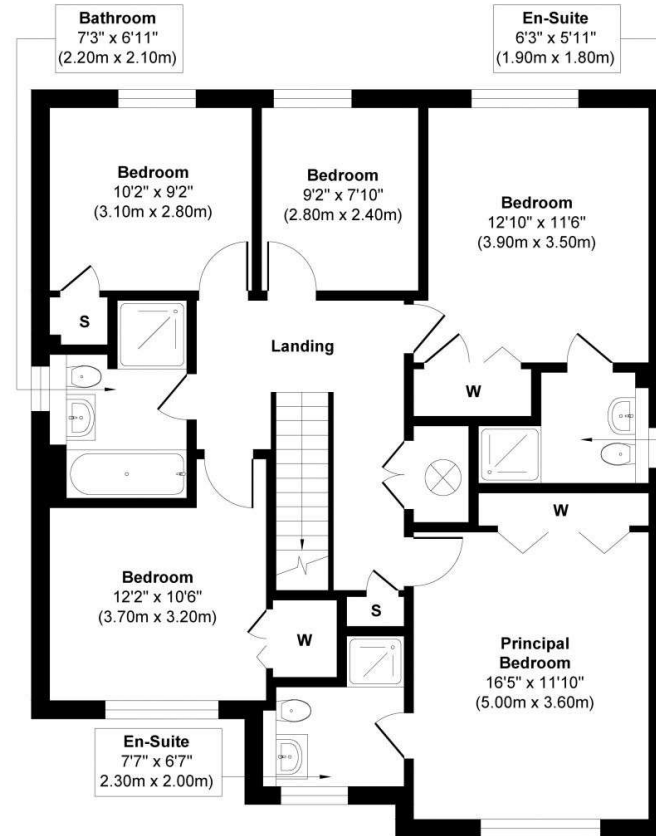
The property is situated in a pleasant location in the picturesque village of Aberdour. The village is in a sought after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of Village life. Aberdour offers something for everyone, as there are two sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is located close to the property and there is a Primary School and variety of shopping facilities for day-to-day necessities. Silver Sands Beach is a short walk away with Sailing, Tennis and Bowling Clubs nearby. This is an idyllic location whilst most comprehensive amenities are available nearby in Dunfermline and Kirkcaldy. Easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy within convenient commuting distance. The Village boasts its own railway station offering regular commuting services to Edinburgh and local towns within the Fife Circle together with a regular and local bus service.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Ground Floor
Approximate Floor Area
1000 sq. ft
(92.95 sq. m)



First Floor
Approximate Floor Area
1000 sq. ft
(92.95 sq. m)



Approx. Gross Internal Floor Area 2000 sq. ft / 185.90 sq. m (Inc. Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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