



A rarely available five-bedroom detached home that includes expansive lawns, woodland, and an orchard

 5 Bed  3 Bath  1 Reception

Peacefully positioned on a generous plot of over half an acre and with outstanding views, 'Kirklands' is a rarely available five-bedroom detached home offering spacious, flexible accommodation and exceptional potential. Set within mature garden grounds that include expansive lawns and woodland, the property enjoys a tranquil setting in a highly sought-after location. Extending to over 1,800 sq ft, the interior presents an excellent opportunity for modernisation and reconfiguration to create a truly individual family home. The accommodation briefly comprises - a welcoming entrance hallway with bespoke staircase, a light-filled sitting room with raised dining area and full-height glazing opening on to a decked balcony, a well-proportioned kitchen/breakfast room with access to the rear garden, five double bedrooms (one ensuite), a family bathroom, and an additional shower room. Further features include gas central heating, double glazing, a private driveway with ample off-street parking, and a large detached garage with a workshop area.

Please note; boundaries shown in the pictures are approximate. Also the plot of land to the south and east of the main house plot is not included in the sale.

Offers Over £750,000

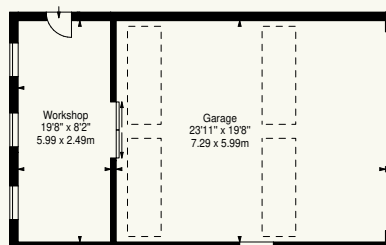
Features

- Sought-after, peaceful location on a large plot
- Five double bedrooms
- Three bathrooms (ensuite, family bathroom and shower room)
- Sitting room with raised dining area and balcony access
- Kitchen/breakfast room with garden access
- Expansive gardens including lawn and woodland
- Outstanding, uninterrupted views
- Detached garage with workshop and multi-vehicle driveway
- Gas central heating & double glazing
- Excellent local amenities and transport links
- Superb potential for modernisation and personalisation
- EPC Rating D

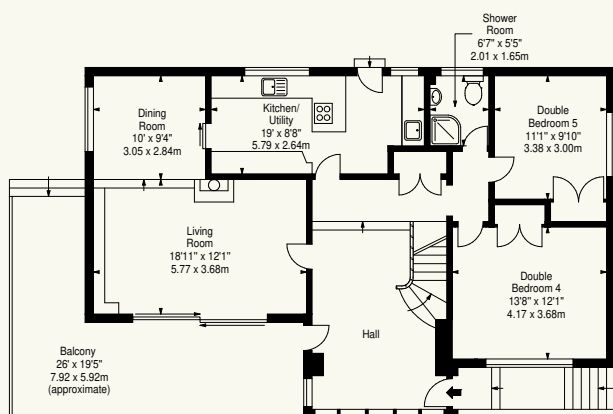
Kirklands,
High Street,
Aberdour,
Burntisland,
Fife, KY3 0SY



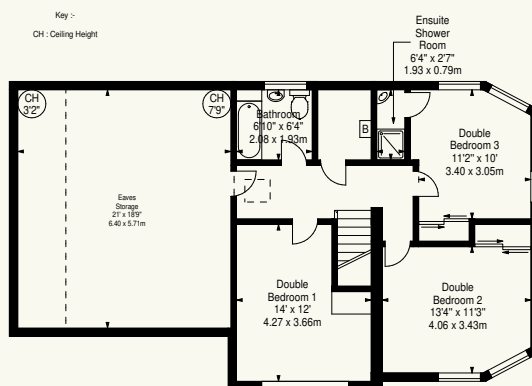
Approx. Gross Internal Area
2208 Sq Ft - 205.12 Sq M
(Including Eaves Storage)
Garage & Workshop
Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
© SquareFoot 2025



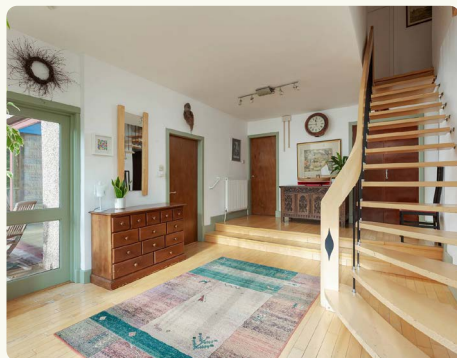
Ground Floor



Ground Floor



First Floor



Located on the northern shores of the Firth of Forth within the Kingdom of Fife, Aberdour is a delightful, picturesque coastal village famous for its silver sands, history and architecture. The village is one of much charm and character offering a pace and quality of life rarely available. Small speciality shop including a deli, a wineshop as well as galleries, antique shops, tearooms, cafes and restaurants are all available within an unspoilt village square, as are all the usual medical and banking services. Nursery and primary education are also available locally with neighbouring towns offering secondary education in both the public and private sectors. Edinburgh City Centre is an easy commute, approximately

40 minutes by road depending on traffic, 35 minutes by rail from Aberdour's award winning railway station, which is a 5 minute walk from the property, or from nearby Dalgety Bay halt. There is also a park and ride at Ferry Toll. With the Queensferry Crossing only 6 miles away, the M90, M8 and Edinburgh International Airport are all within easy reach. Fife is famous for its beautiful sandy beaches, picturesque fishing villages and championship golf courses. Aberdour was once a burgh of regality and notable landmarks include the ruins of a 14th century castle. The village also has an excellent golf course and the water sports enthusiast need look no further than the local harbour.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.