



Solicitors & Estate Agents



Fixed Price

£549,995

8 Inch Marton Road

Aberdour | Fife | KY3 O EZ

A brand new detached villa forming part of the prestigious Hillside Gardens development by Cala Homes in the popular village of Aberdour. In a woodland setting and within walking distance of the train station, 'The Barrie' offers a thoughtful layout tailored to everyday family life alongside a high specification throughout.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Integral garage and driveway
-  EPC rating – B
-  Council Tax – TBC



Description

Laid out over two levels, the ground floor briefly comprises; welcoming hallway with handy WC, front facing lounge providing a space to relax, a dining kitchen with doors to the rear garden forming a sociable hub, and a useful utility room which links to the garage,

Moving upstairs there are four bedrooms, two with built in wardrobes and the principal with an en-suite shower room, and a family bathroom. The property further benefits from an air source heat pump and double glazing.

Images are for illustrative purposes and layouts may vary depending on the individual plot



Gardens and Parking

There is a garden to the front, and to the rear there is a fully enclosed west facing garden offering a place to dine and entertain in the warmer months and a safe space for children and pets to play. The property has an integral garage and a driveway provides off street parking along with an EV charger.

Factoring

The grounds around the development are maintained by Speirs Gumley at a cost of approximately £386.00 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).



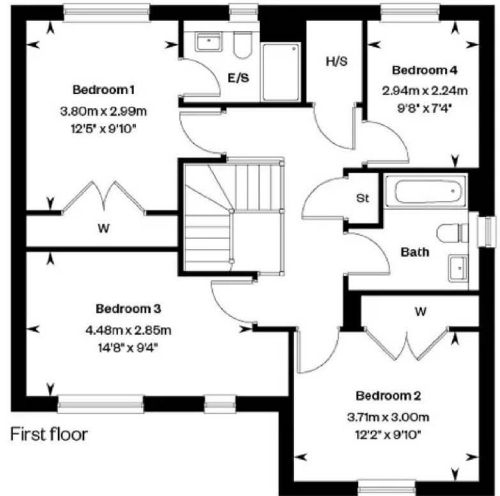
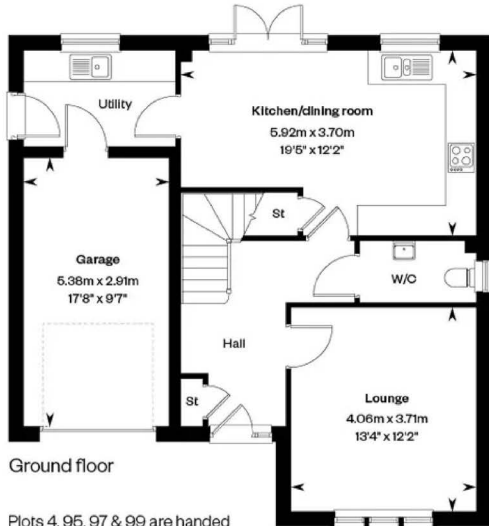


Location

The property is situated in a peaceful residential location in the picturesque village of Aberdour. The village is in a sought after community situated on the northern shores of the Firth of Forth. 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 also located close to the property and there is nursery and primary schooling and variety of shopping facilities for day to day necessities. Silver Sands Beach is closeby with Sailing, Tennis and Bowling Clubs also nearby. This is an idyllic location whilst more comprehensive amenities are available nearby in Dunfermline and Kirkcaldy. There is easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy all within easy reach. 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



The Barrie



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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