

7 Morton Lane

ABERDOUR, BURNTISLAND, KY3 0EE



Built circa 2024, this impressive four-bedroom detached villa offers approximately 123m² of contemporary living space



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McEwan Fraser Legal is delighted to present this outstanding home to the open market. Contemporary living in an exceptional coastal setting. There is something particularly appealing about a modern home that manages to combine the ease of contemporary living with the character and lifestyle of an established coastal community. Built by CALA Homes in approximately 2024, this impressive detached villa forms part of an attractive modern development in highly desirable Aberdour and offers approximately 123 square metres of beautifully considered family accommodation.

From the moment you arrive, the property has a sense of quality and permanence. Set within its own private garden grounds, the house enjoys a generous driveway leading to the integral garage, while the surrounding development has been thoughtfully planned with properties of a similar high standard.

THE LOUNGE



Inside, the entrance hall provides a welcoming introduction to the home, with a timber staircase leading to the first floor. The lounge is a comfortable and naturally inviting reception room.

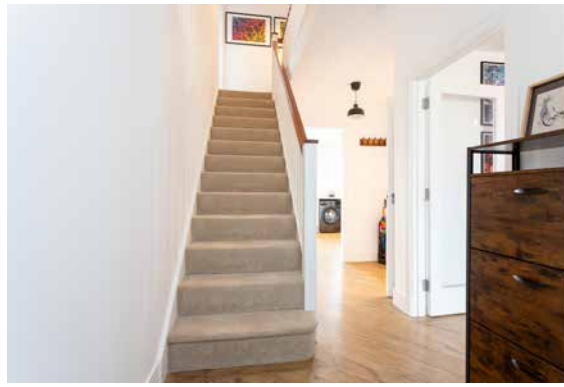
THE KITCHEN/DINER



The kitchen and dining area provides the real heart of the property. A contemporary arrangement of floor- and wall-mounted units creates a practical and attractive kitchen, with space for dining and everyday family life.

French doors open directly from the rear of the house, creating an easy connection between the living space and garden. This is a particularly appealing feature in warmer months, allowing the kitchen and dining area to flow naturally into the outside space. A ground floor WC completes the accommodation at this level.

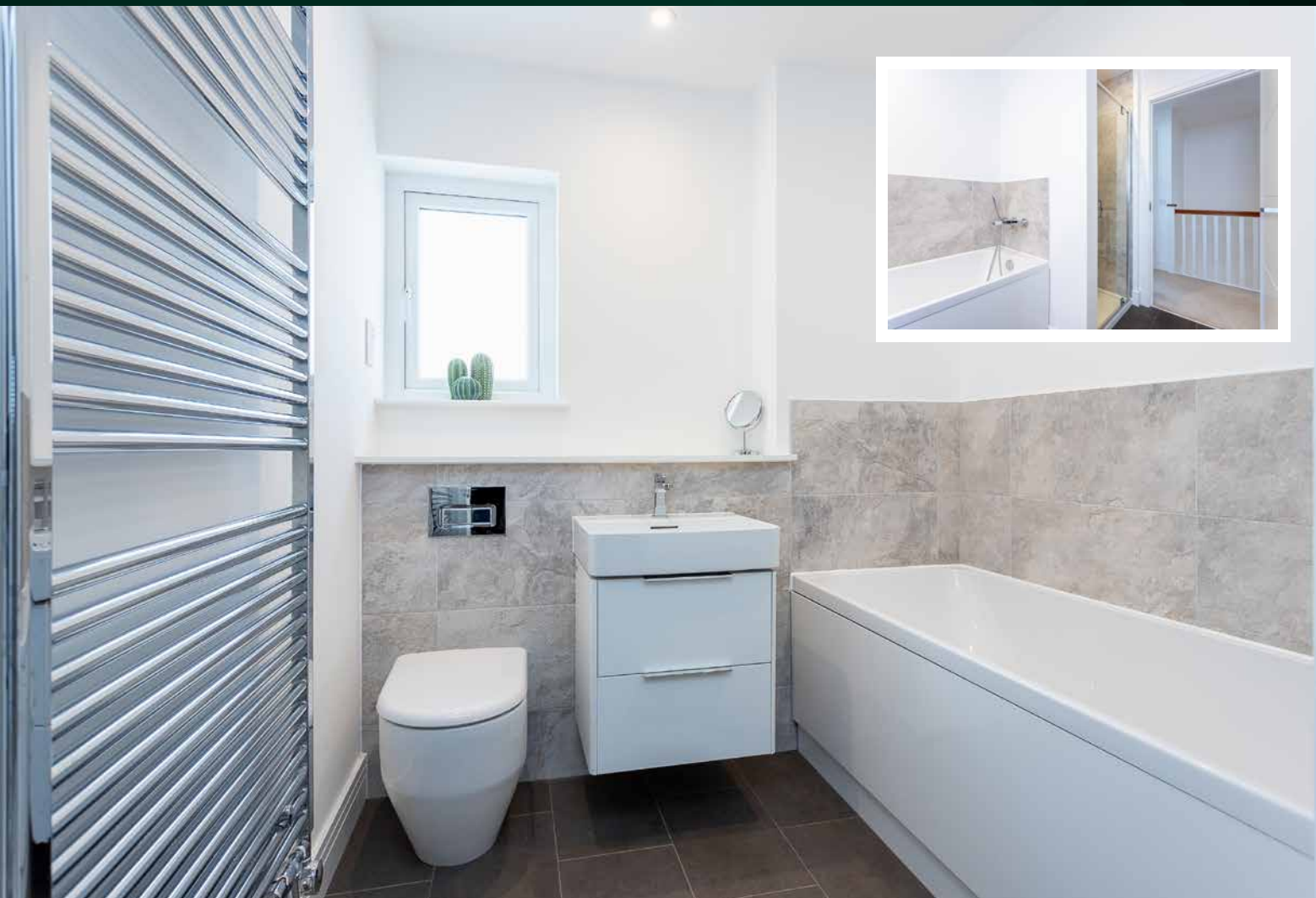




Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, providing a comfortable degree of privacy and convenience, while the remaining bedrooms offer the flexibility expected of a modern family home. The main bathroom serves the additional bedrooms and completes the first floor.

The property has been finished with a number of thoughtful details which add to its appeal. PVC double-glazed windows provide excellent natural light, with the majority enhanced by attractive internal New England style shutters. Timber panel and timber-glazed internal doors complement the contemporary yet welcoming character of the accommodation.

THE BATHROOM



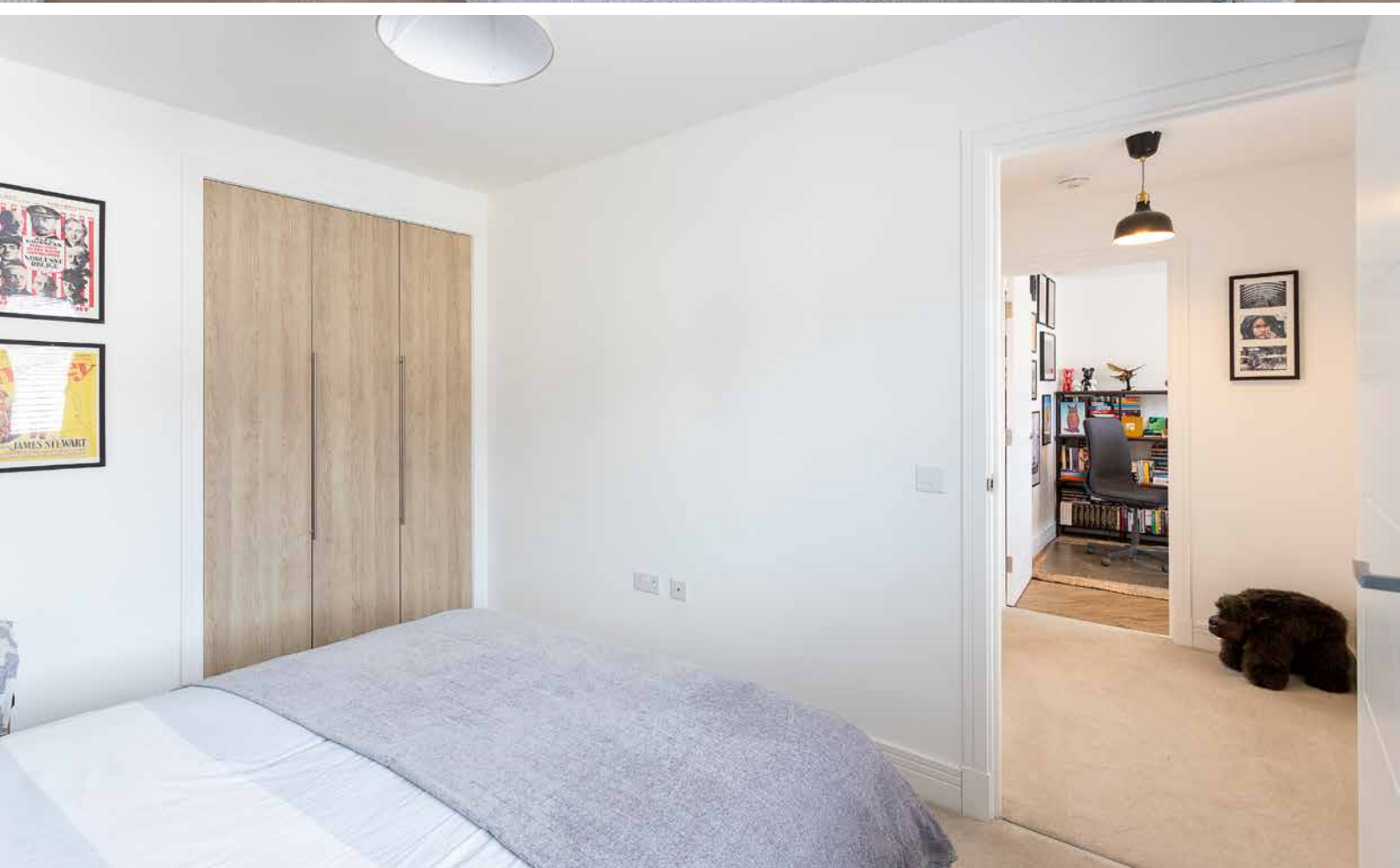
BEDROOM 1



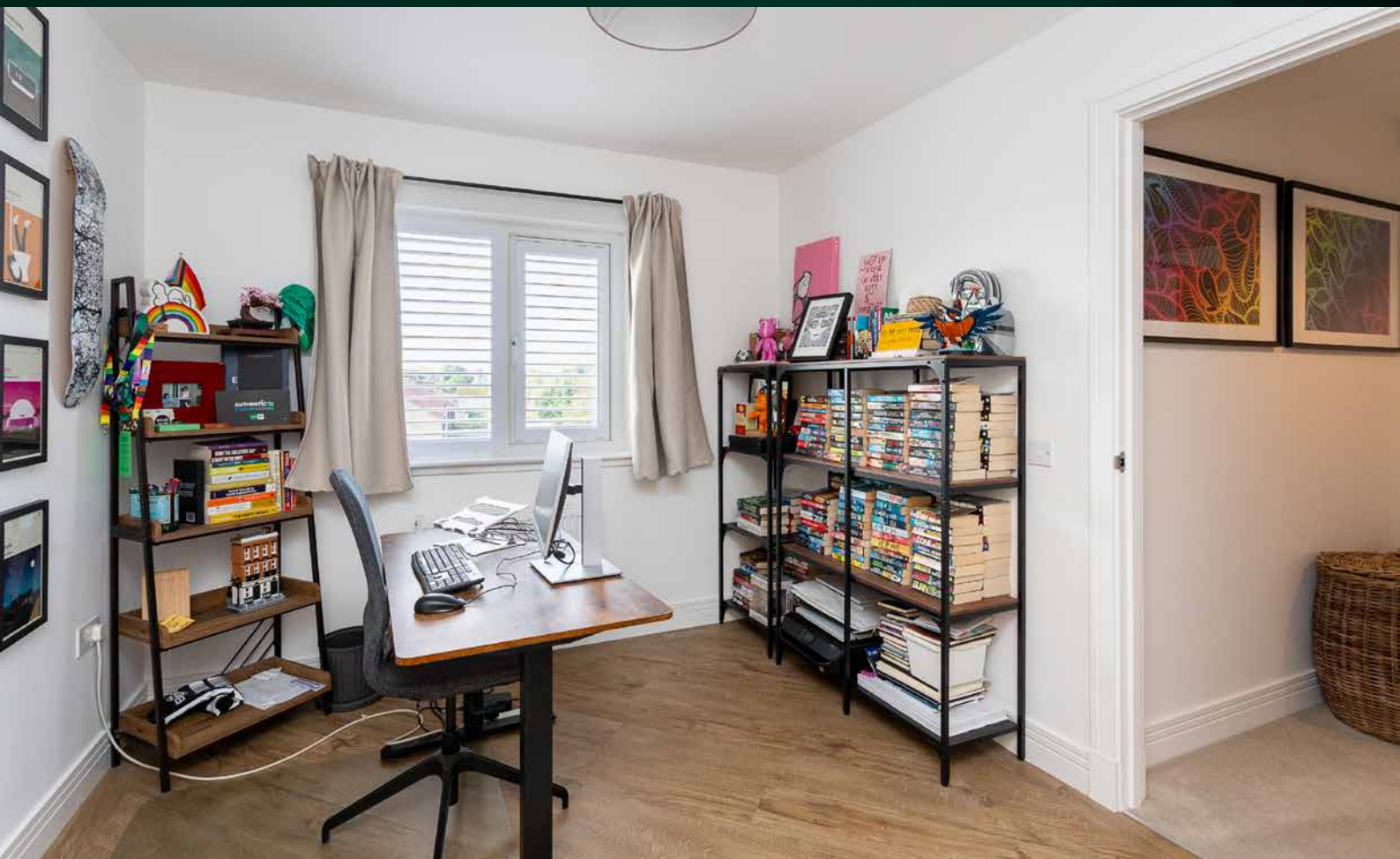
The principal bedroom benefits from its own en-suite shower room, providing a comfortable degree of privacy and convenience



BEDROOM 2



BEDROOMS 3 & 4



Outside, a private garden surrounds the property, with timber fencing defining the boundaries where applicable. The private driveway provides ample off-street parking and leads directly to the garage, within which the property's battery storage system is located.

Energy efficiency has also been considered from the outset. The property benefits from a gas-fired combination central heating system together with solar panels and battery storage, providing useful modern energy-saving technology alongside the comfort and convenience expected of a recently constructed home. The remaining NHBC warranty provides additional reassurance for the new owner.

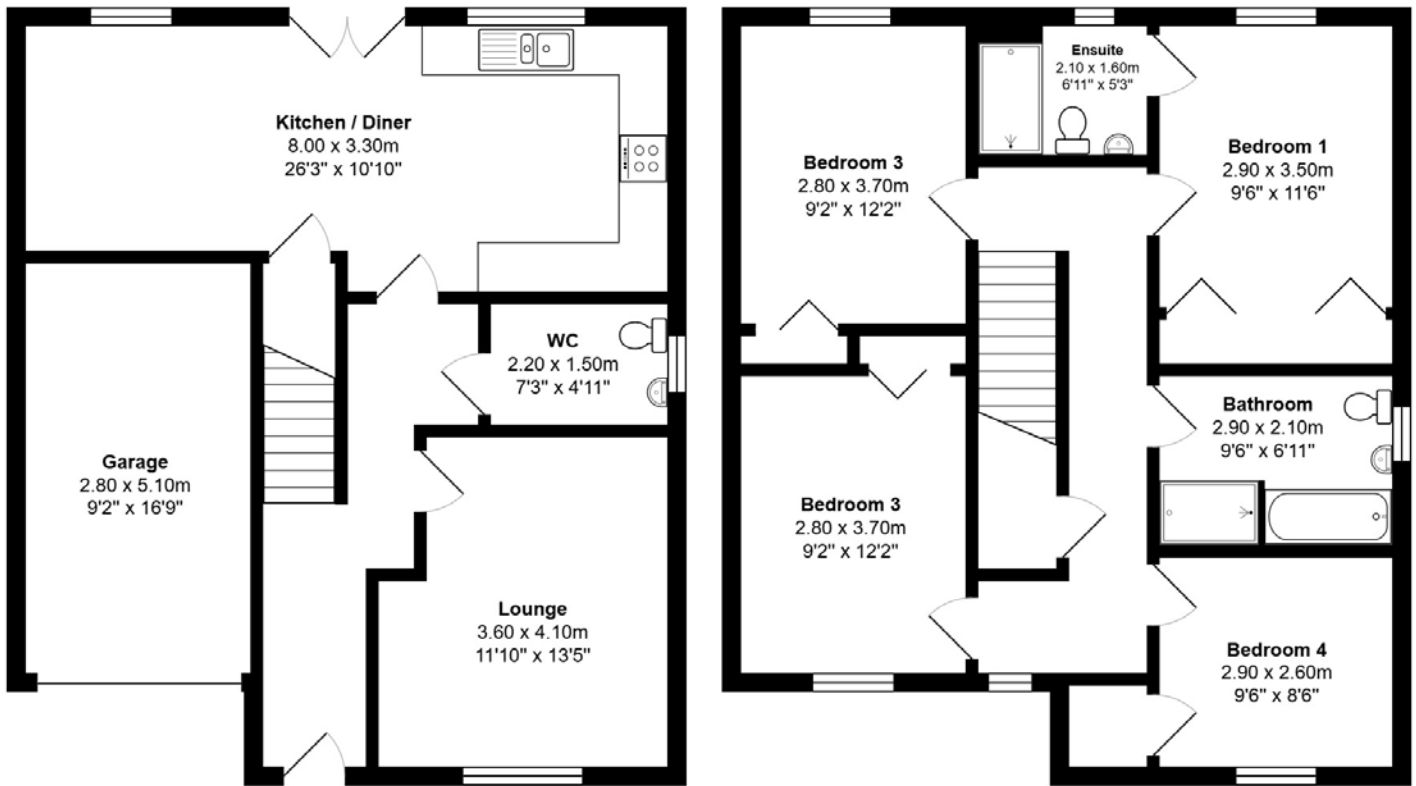
EXTERNALS



For those seeking a substantial contemporary home in a location where lifestyle matters as much as the property itself, this is an especially attractive proposition. Four bedrooms, two bath or shower facilities, generous living space, private gardens, driveway, garage, solar technology and the reassurance of a recently constructed CALA home combine to create a property that is both highly practical and distinctly desirable. This is modern Fife living at its most appealing: a beautifully presented home, a prestigious coastal setting and the convenience of Edinburgh and the wider Central Belt within easy reach.

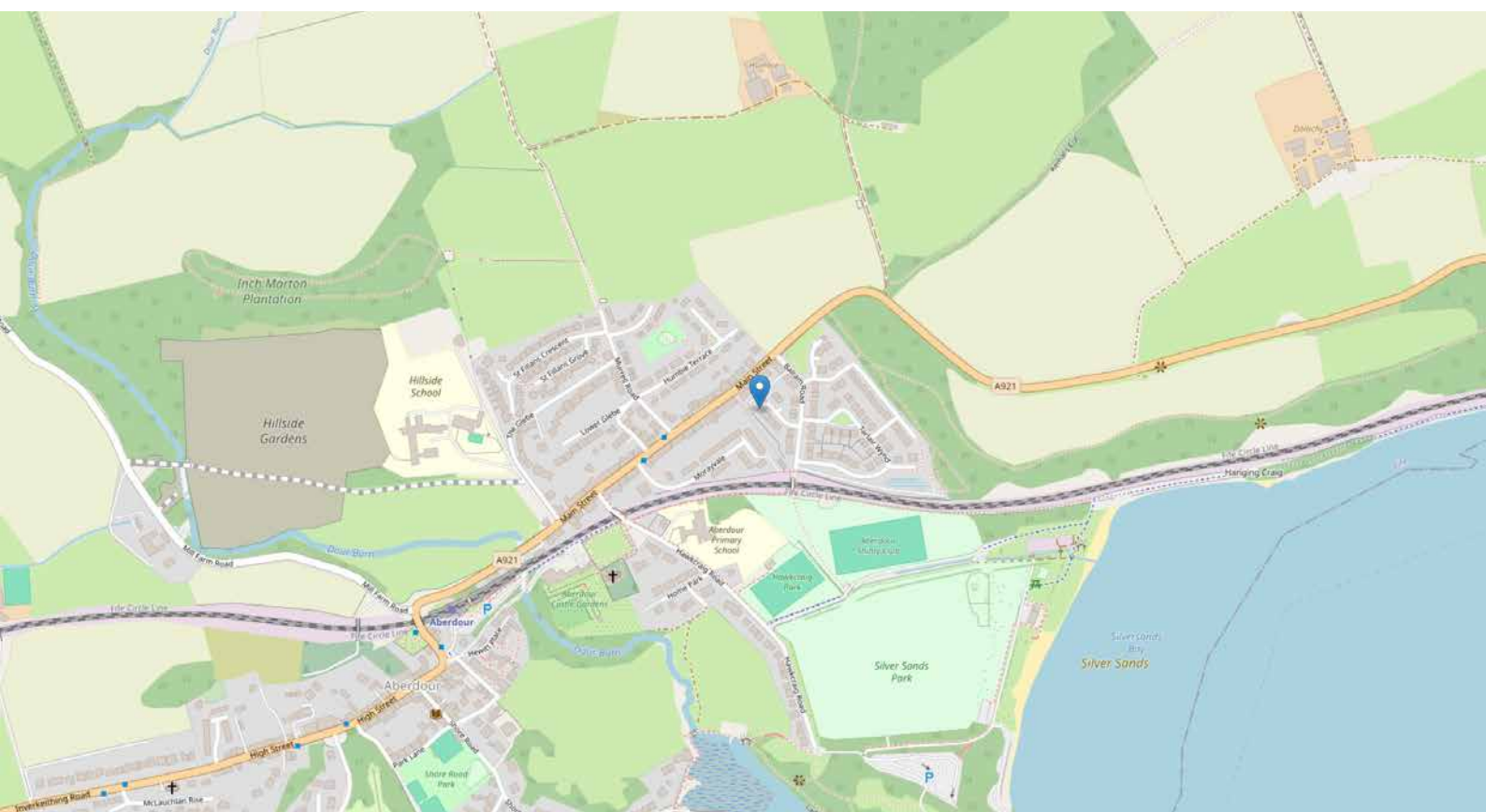


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 123m² | EPC Rating: B



THE LOCATION

Aberdour is one of Fife's most sought-after coastal villages, combining an attractive community atmosphere with beautiful beaches, countryside and excellent connections towards Edinburgh and the wider Central Belt. The village is particularly well known for its historic character and attractive coastline. Aberdour Silver Sands is one of Fife's best-known beaches, while Black Sands and the surrounding coastal paths provide wonderful opportunities for walking, running and enjoying the landscape throughout the year. The Fife Coastal Path passes through the area, creating an exceptional network of routes along the shoreline and through the surrounding countryside.





Aberdour itself offers a selection of everyday amenities together with cafés, restaurants and local services, while nearby Burntisland, Dalgety Bay and Dunfermline provide a wider choice of shopping, leisure and professional facilities. The village railway station is a significant advantage for commuters, providing regular services along the Fife Circle and direct connections towards Edinburgh. This makes Aberdour particularly attractive to those who want the tranquillity and character of a coastal village without sacrificing access to the capital.

The surrounding area also offers an excellent choice of recreational facilities, with beaches, golf courses, sailing and water sports all readily accessible. The historic Aberdour Castle and its grounds add further character to the village, while the wider East Neuk and Fife coastline are within easy reach for days out.

For families, the area offers established schooling and a strong community environment, while Edinburgh is sufficiently close to make city employment and cultural attractions entirely accessible without living within the city itself. Aberdour's enduring appeal lies in that balance. It is a place where the coast, countryside and village community are part of everyday life, yet Edinburgh and the wider Central Belt remain comfortably within reach. For buyers seeking a high-quality modern home in a genuinely desirable Fife setting, it is an exceptionally difficult combination to replicate.



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