NEILSONS

Solicitors & Estate Agents



Fixed Price

£789,995

7 Inch Marton Road

Aberdour | Fife | KY3 0EZ

The 'Logan' by Cala Homes is a brand new five bedroom detached villa with a double garage, forming part of the prestigious Hillside Gardens development in Aberdour. Set within a woodland setting and within walking distance of the train station, this family home combines a high specification with the appeal of village living.

- 2 public rooms
- 5 bedrooms
- 2 bathrooms plus WC
- Front & rear gardens
- Double garage and driveway
- EPC rating – B
- Council tax band – TBC



Description

Laid out over two levels, the ground floor briefly comprises; entrance vestibule and sweeping hallway with handy WC, elegant lounge providing a space to relax, a generous kitchen/dining/family room with doors to the rear garden forming the centre of everyday life, and a useful utility room which links to the garage,

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

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 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 double 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 Logan



Ground floor



First floor

Plots 3, 31, 35, 64, 70, 73, 125, 132 & 140 are handed

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year