

# 16 The Heughs View

ABERDOUR, FIFE, KY3 0EH



*FIVE BEDROOM EXECUTIVE HOUSE IN  
A PRIVATE SOUGHT AFTER LOCATION*



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16 The Heughs View is a beautiful and very adaptable five-bedroom, two with en-suite shower room, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout. This includes natural hardwood flooring, waterproof LVT in baths and plush carpets.

The accommodation features a welcoming hallway with a cloakroom and WC. The immediately impressive and bright family lounge offers space for various furniture configurations and a front-facing window that floods the room with natural light. The home is fitted with plantation shutters throughout, strategically installed fly screens, and blackout roller shades in all bedrooms. The hub of the home, accessible from the hallway, is the magnificent kitchen/diner, beautifully appointed with a good range of floor and wall-mounted units, a striking Silestone worktop, and a Krypton-topped floating island, providing a stylish and efficient workspace. It also includes two integrated ovens (one a steam oven), an induction hob, an extractor hood, a custom-designed full-height glass splashback, an integrated wine cooler, a full-size larder freezer, and a dishwasher. The dining/breakfast area can easily accommodate a dining table and a comfortable sofa. The utility room houses a plumbed American-style fridge-freezer, a washer, and a tumble dryer, with access to the garage from here.

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**Kitchen/Diner**









The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an en-suite shower room. The second and third bedrooms have fitted wardrobes and bedroom 2 also has an en-suite shower room. The remaining two bedrooms also have ample space for additional furniture. The contemporary, four-piece family bathroom suite completes this floor. Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating, Mixergy hot water cylinder, solar panels and double glazing.







**Bedroom 2**







**Bedroom 3**





**Bedroom 4**

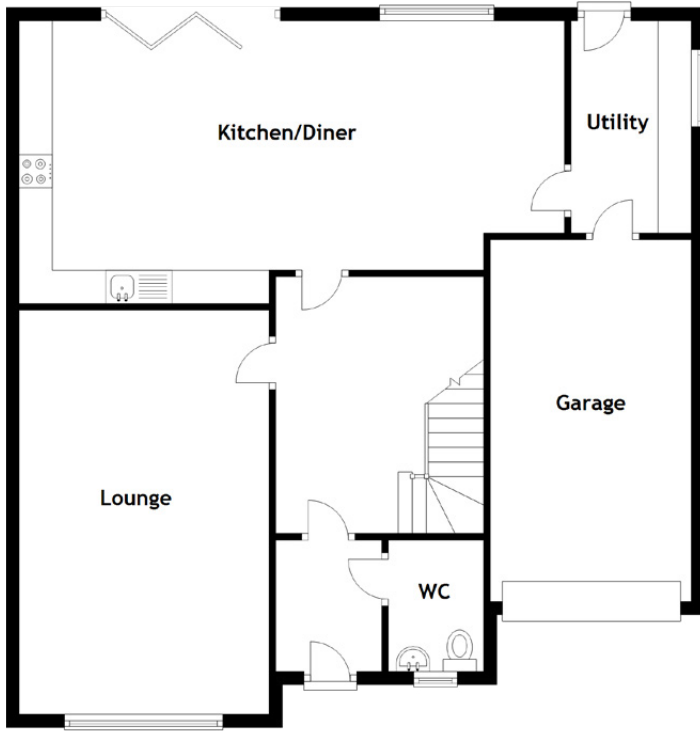




**Bedroom 5**







### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	8.21m (26'11") x 3.76m (12'4")
Lounge	6.09m (20') x 3.77m (12'4")
Utility	3.20m (10'6") x 1.81m (5'11")
WC	1.98m (6'6") x 1.44m (4'9")
Garage	5.45m (17'10") x 3.03m (9'11")
Bedroom 1	4.55m (14'11") x 3.59m (11'9")
En-suite 1	3.31m (10'10") x 1.98m (6'6")
Bedroom 2	3.87m (12'8") x 3.44m (11'4")

En-suite 2	2.60m (8'7") x 1.58m (5'2")
Bedroom 3	3.56m (11'8") x 3.06m (10'1")
Bedroom 4	3.44m (11'4") x 2.50m (8'2")
Bedroom 5	3.03m (9'11") x 2.38m (7'10")
Bathroom	3.11m (10'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 182m<sup>2</sup>

EPC Rating: A

Externally, there is a driveway with space for three/four vehicles and access to the large garage (via a door in the utility room) which could easily be converted into additional living accommodation, subject to obtaining the necessary consent. There is an EV charger tied into the solar panels. The front garden is easy to maintain with grass for low maintenance while the rear garden is a place where you and your family can thrive and benefits from thoughtful landscaping and design.

Viewing is highly recommended to appreciate the accommodation on offer.







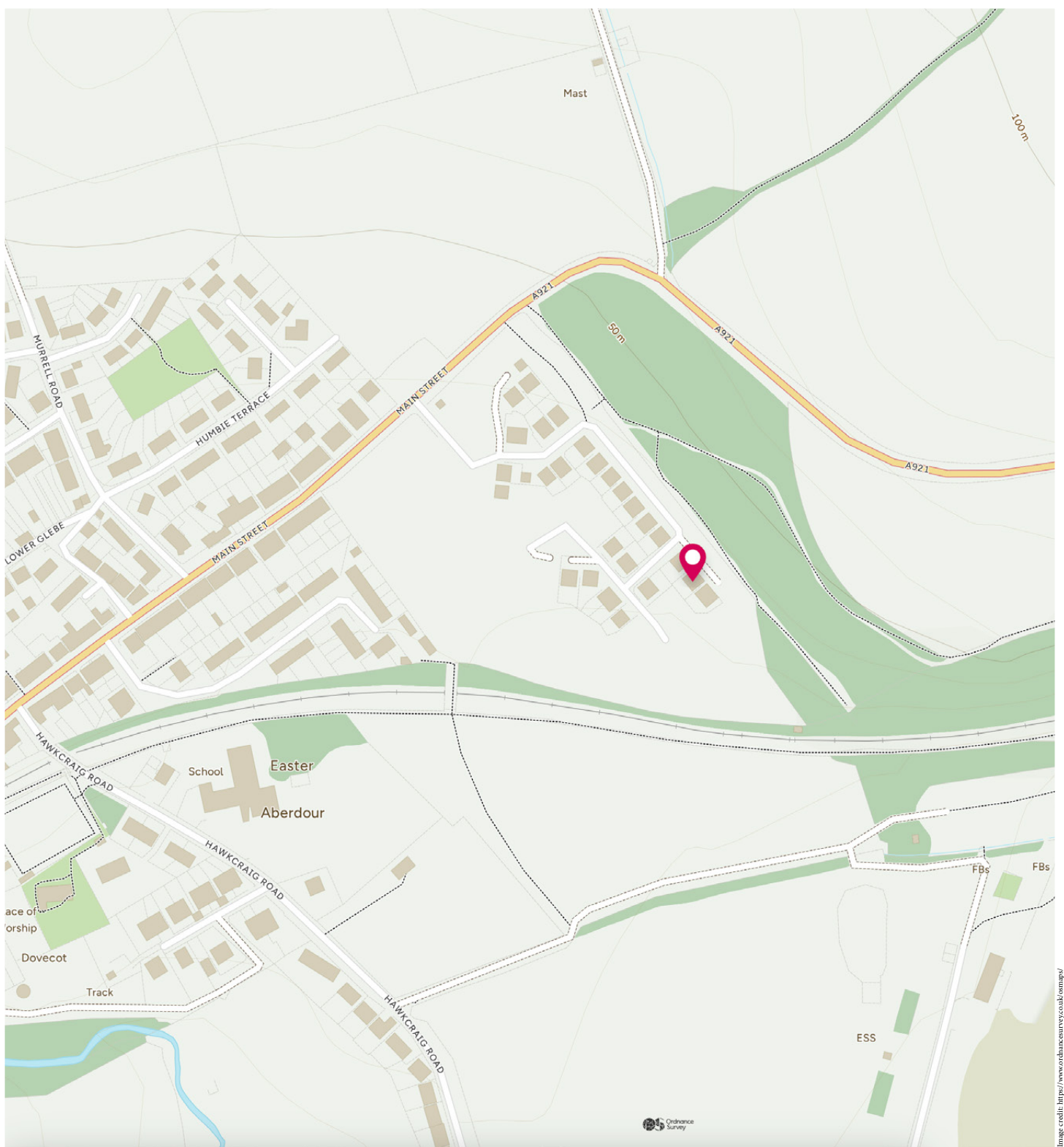
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The village of Aberdour is in a sought after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of village life.

Aberdour oozes charm and character and offers something for everyone, as there are two beautiful sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is located centrally in the village and there is a primary school and variety of shopping facilities for day-to-day necessities. The property is a 10-minute walk to Silver Sands with direct access from the community, thanks to the pedestrian rail bridge. 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 bus service.

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## The Location



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