

3 Aberdour House

HEWITT PLACE, ABERDOUR, FIFE, KY3 0TQ



*Elegant four-bedroom maisonette within historic
Aberdour House with stunning coastal views*



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present this elegant four-bedroom maisonette within historic Aberdour House with stunning coastal views. Set within the prestigious grounds of Aberdour House, this remarkable four-bedroom maisonette offers a rare opportunity to own a substantial home of character and distinction in one of Fife's most desirable coastal villages. Spanning the first and second floors of this historic residence, the property blends period charm with modern comfort and has been freshly decorated in a neutral palette with newly fitted carpets, creating a home that is both stylish and immediately move-in ready. There is a large garage and additional ample parking in this private development, which is only one minute's walk to the train station.

THE LOUNGE



The first floor features an elegantly proportioned lounge, filled with natural light and enjoying captivating views over the Firth of Forth. A charming snug, perfect as a reading nook or home office, is annexed to one side and offers a unique 'lookout' feel across the coastline—an inspiring and tranquil space.

THE KITCHEN



The generous dining kitchen is well equipped with ample cabinetry and room for family dining or entertaining, while a large walk-in cupboard provides excellent storage. A double bedroom and a convenient guest cloakroom with toilet and wash hand basin complete this level.



BEDROOM 4





Upstairs, the principal bedroom is an impressive space with extensive en-suite facilities, offering privacy and comfort. Two additional bedrooms and a modern family bathroom provide flexible accommodation suited to families, visiting guests, or those working from home.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



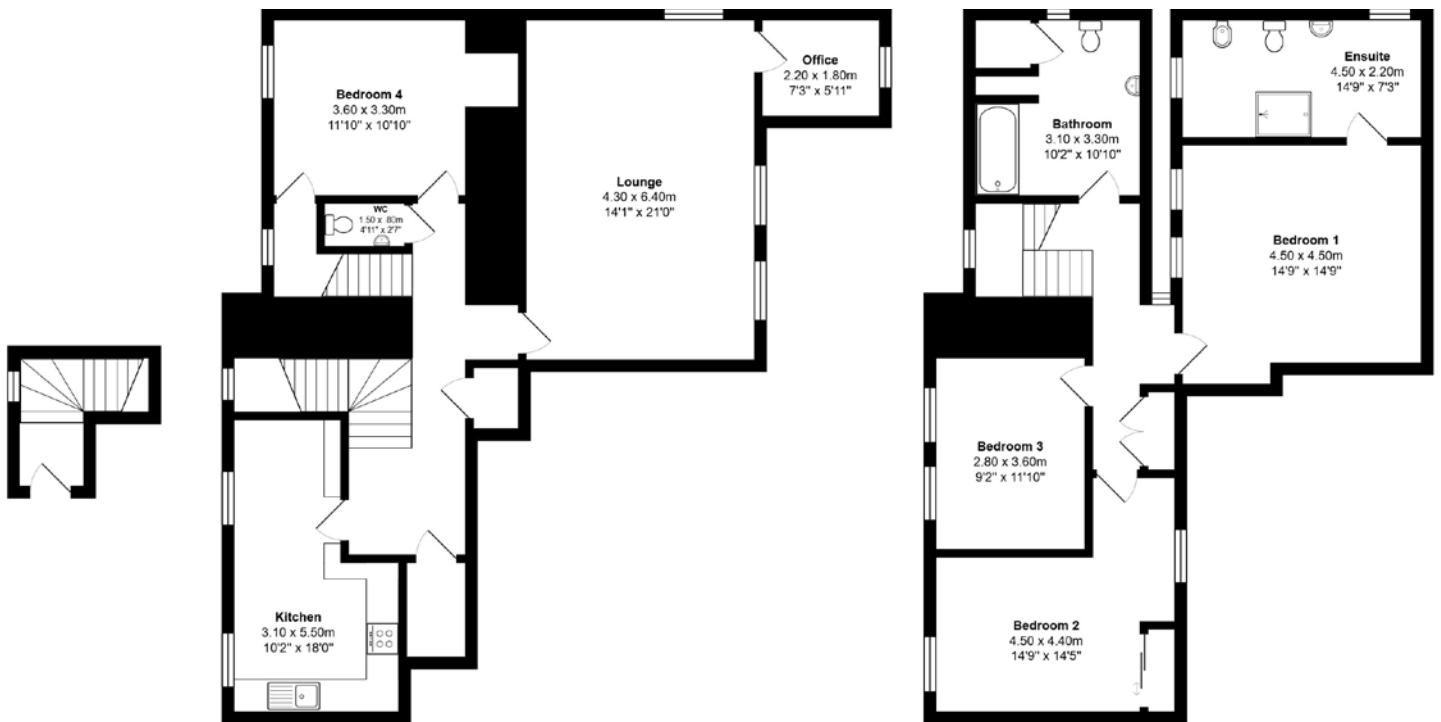
Outside, the property enjoys access to beautifully maintained communal garden grounds and an expansive, tree-lined driveway that enhances the sense of arrival. A private garage adds further convenience. The views throughout the property are simply outstanding, capturing the natural beauty of the coastline and changing seascape.

This is a unique and exceptional home in a highly sought-after setting, combining space, elegance, and coastal charm. Early viewing is strongly recommended to appreciate the calibre of accommodation on offer.

EXTERNALS & VIEW

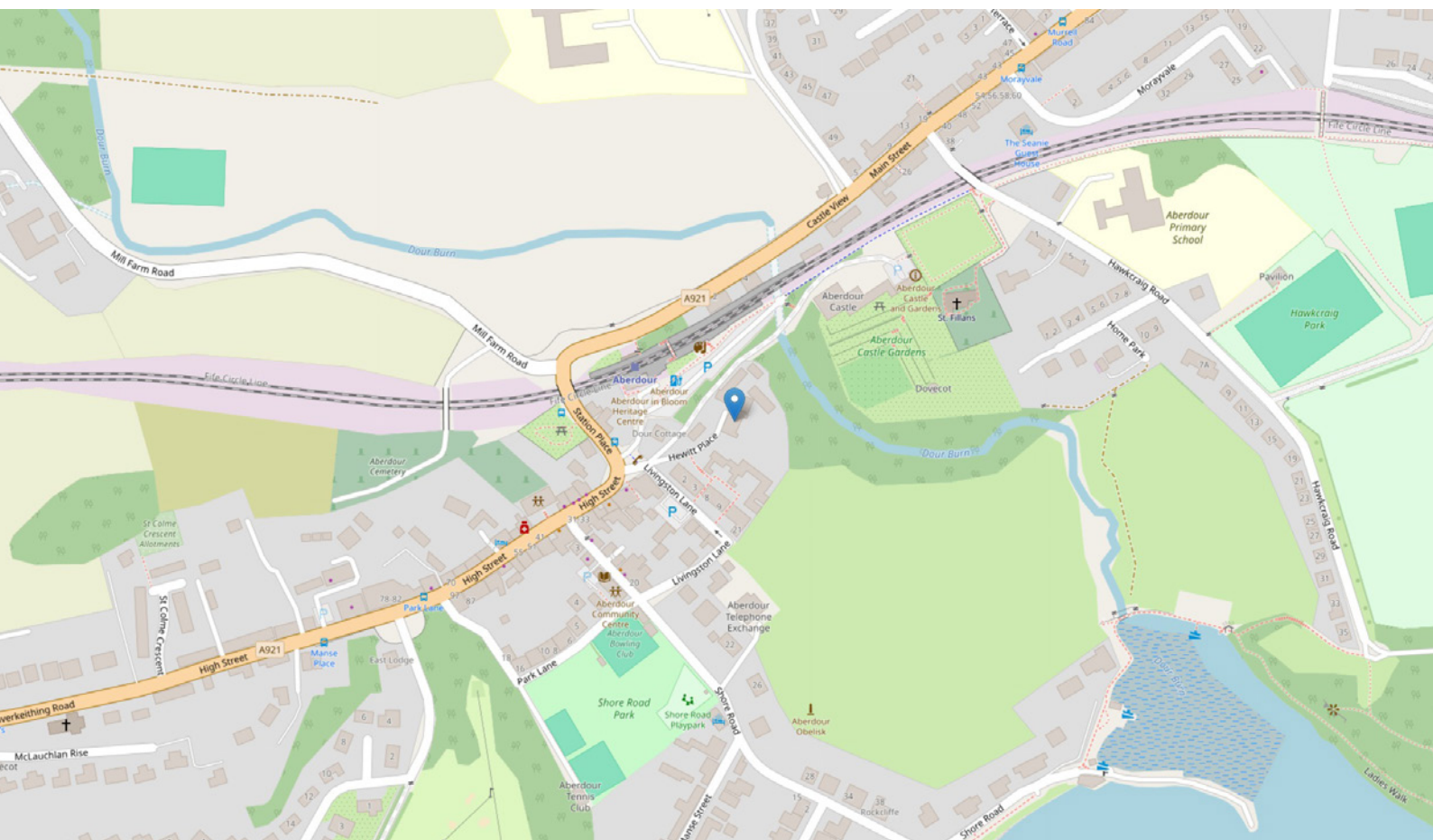


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

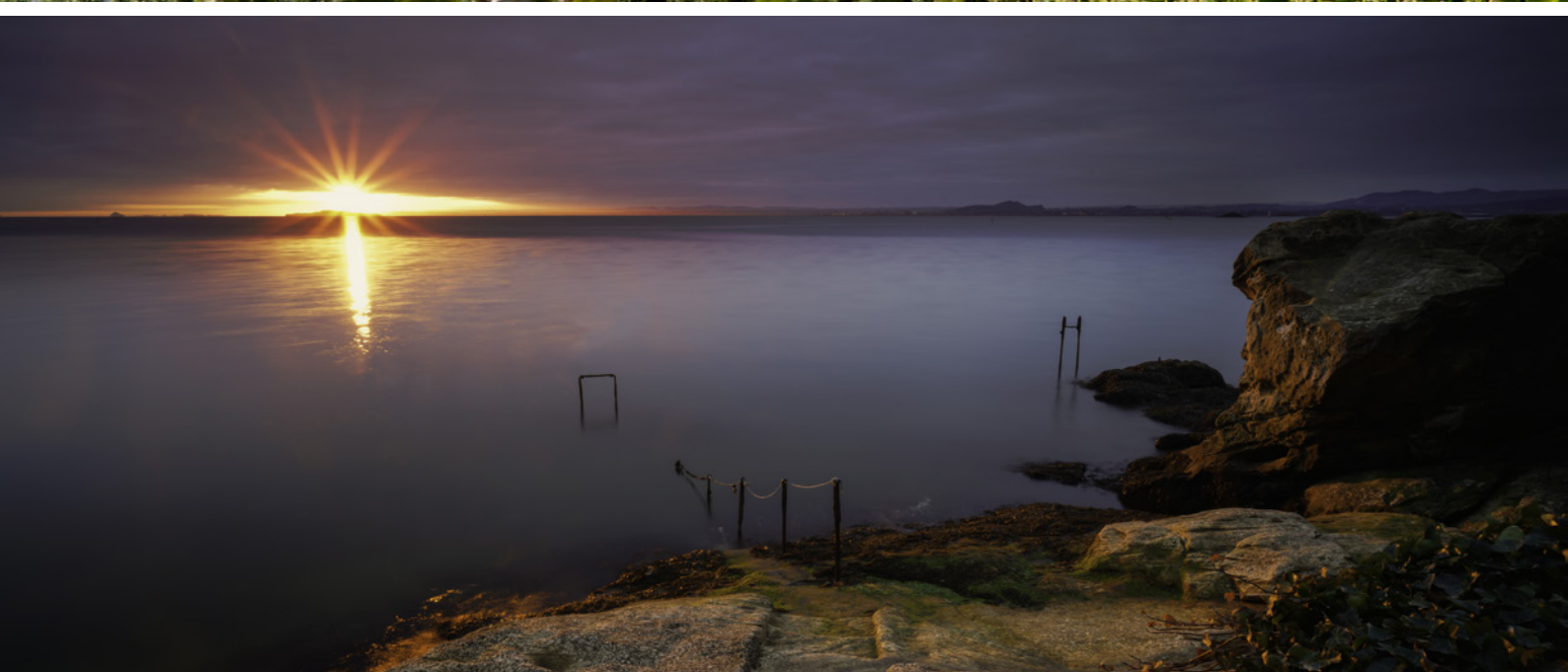
Gross internal floor area (m²): 185m² | EPC Rating: D



THE LOCATION

Hewitt Place enjoys a peaceful and highly desirable position within the charming and historic coastal village of Aberdour.

Located on the northern shores of the Firth of Forth, Aberdour is renowned for its picturesque scenery, welcoming community, and excellent local amenities. The village offers a tranquil yet well-connected setting, making it a popular choice for both families and professionals seeking quality of life within easy reach of Edinburgh.





Aberdour boasts a rich heritage, with highlights including the 12th-century Aberdour Castle and beautifully maintained gardens, as well as one of Fife's most popular beaches, Silver Sands, which is just a short walk from the village centre. The area is perfect for outdoor enthusiasts, offering coastal paths, woodland walks, and sailing opportunities, all set against the stunning backdrop of the Forth.

The village itself provides a selection of local shops, cafés, and restaurants, along with a well-regarded primary school and an active community calendar. For commuters, Aberdour Railway Station offers regular direct services to Edinburgh in under 35 minutes, while road links connect easily to the A921 and M90 for broader access throughout Fife and beyond.

Hewitt Place is perfectly positioned to enjoy the best of village life while remaining within comfortable commuting distance of the capital. With its coastal charm, green spaces, and friendly atmosphere, it offers a truly enviable lifestyle in one of Fife's most sought-after locations.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.