



12 Hewitt Place
ABERDOUR | BURNTISLAND | KY3 0TQ



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Most appealing upper mews flat with garage occupying a prime, tucked away position within a small development with wonderful shared gardens. Located just off Aberdour's main thoroughfare, historic Aberdour Castle is only a stone's throw away and a short walk takes you to two beautiful sandy beaches and the local harbour.

Viewing is essential for anyone looking to secure a bright and spacious home within this exclusive development. Plenty of natural light filters in to the generous sized public room, which has windows on two elevations, a Juliette Balcony and ample free floor space for both relaxation and dining. Built-in mirrored wardrobe space is provided within each bedroom, with further cupboard space off the entrance hallway. The accommodation is completed by a kitchen with fitted units and a bathroom with electric over-bath shower. The private garage is located below the property, ideal for parking or simply for storage. Enjoy extra privacy with no neighbours above or below, making it quiet and peaceful. Sweeping, beautifully stocked shared gardens are available for use by the residents.

- Idyllic location in sought after village
- Local shops, cafes and railway station close at hand
- Dual aspect living/dining room
- Fitted kitchen
- Two bedrooms with mirrored wardrobes
- Bathroom/electric shower
- Hallway/storage
- Gas central heating
- Double glazing
- Private main door access
- Garage and residents' car parking area
- Large well stocked communal garden
- Factor fee to Charles Whyte Ltd. approx £100 per month

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

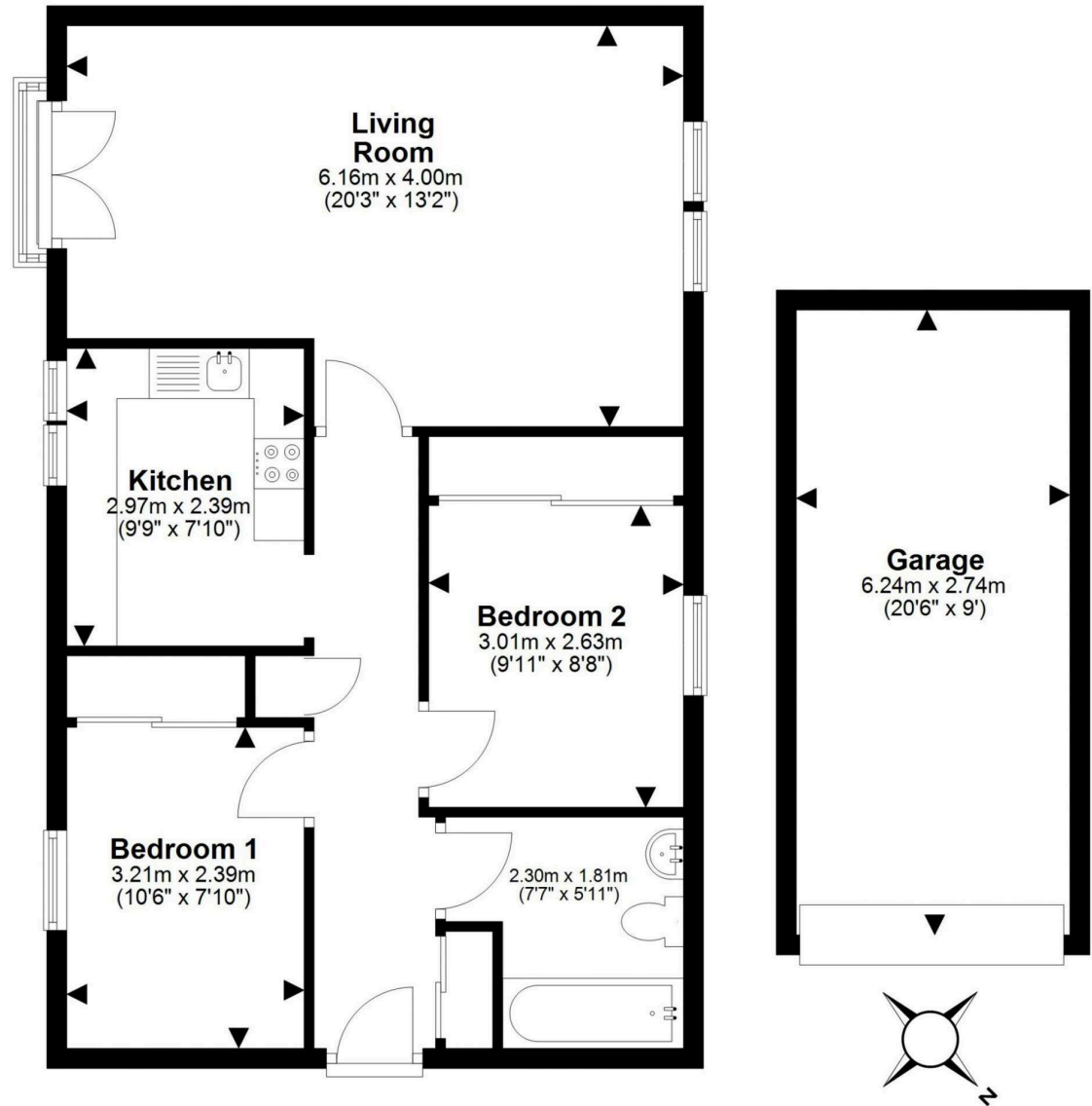


Energy Rating Band C and Council Tax Band E

Blinds, ceiling light shades, Miele washer/dryer, undercounter freezer included in the sale.

Aberdour is a highly sought after seaside village boasting two beautiful beaches, a medieval castle with walled garden and St Bridget's Kirk in nearby Dalgety Bay. The coastal walks are stunning, with additional recreational facilities including an 18 hole golf course, fishing and sailing from the charming harbour, tennis and bowling. The village has its own primary school, chemist, Greens convenience store and lovely gift shops. A wider range of amenities can be found in the larger Fife towns of Dunfermline and Kirkcaldy. For commuters, the railway station sits in the heart of the village and gives access to Edinburgh, whilst the M90 is only a 10/15 minute drive away, as is the Ferry Toll Park and Ride.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.