



7 Tarlair Wynd
ABERDOUR | KY3 0EF


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Immaculately presented semi-detached villa quietly tucked away in a superb head of cul-de-sac position in a highly sought after coastal village within walking distance of scenic sandy beaches and the railway station.

Viewing is highly recommended to appreciate all the great features within this lovely family home. More than ample public living space includes a living room with picture window and, the hub of the home, a generous sized dining/family room with bi-fold doors directly accessing the rear garden and a fashionably open plan kitchen area. Sleek grey tone units and a range of integral appliances ensure the kitchen is ready to use. Also at ground floor level is the entrance hall with a handy under-stair cupboard and a WC facility. On the upper floor you'll find the principal bedroom benefiting from twin wardrobes and an en-suite featuring a large shower cubicle, mixer shower and wash-basin set in vanity unit, two further bedrooms (one with wardrobe space) and the family bath/shower-room showcasing a bath, separate shower cubicle/mixer shower and wash-basin in vanity unit. Additional features include TV points in each bedroom, a remote controlled gas central heating system, double glazing and solar panels.

The fully enclosed and child friendly rear garden comprises a lawn, large patio area for outdoor relaxation and well stocked borders. A driveway providing off-street parking flanks the front garden.

- Charming village setting
- Excellent road and rail links to Edinburgh for commuters
- Attractively fitted kitchen/dining/family room with bi-fold doors to garden
- Principal double bedroom/twin built-in wardrobes and
- Two further bedrooms, one with built-in storage
- Family bath/shower-room and downstairs W/C
- Entrance hall and upper landing, each with storage
- Gas central heating and double glazing
- Solar panels
- Fully enclosed rear garden and driveway

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

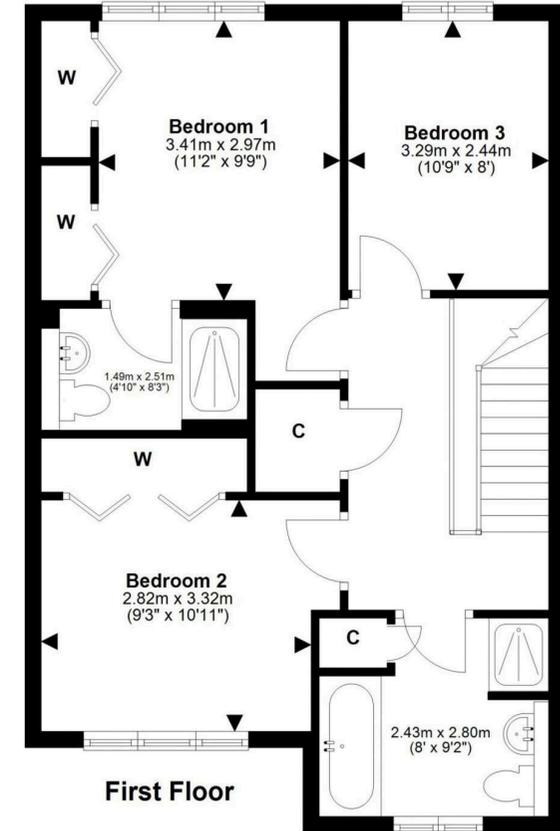
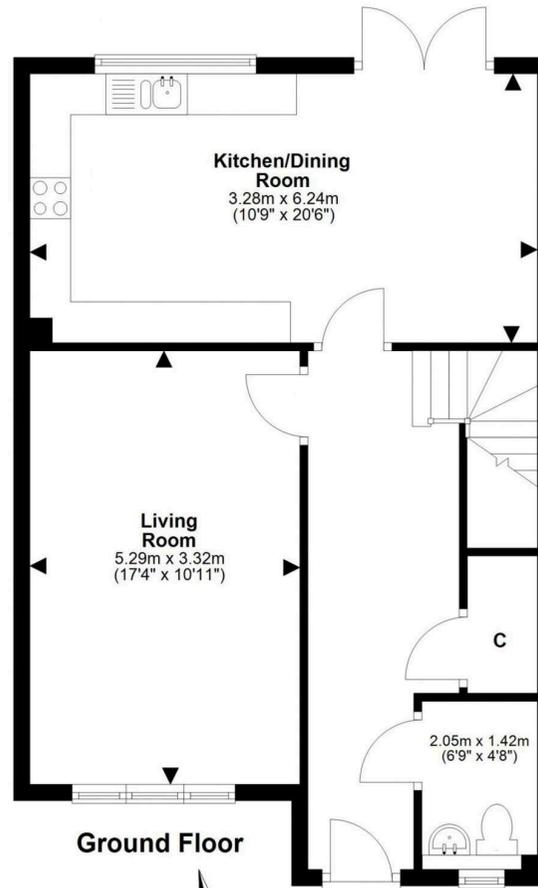


Aberdour is a highly sought after seaside village boasting two beautiful beaches and a medieval castle with walled garden. The coastal walks are stunning, with additional recreational facilities including an 18 hole golf course, fishing and sailing from the charming harbour, tennis and bowling. The village has its own primary school, chemist, cafes, a bar, 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.

Council tax band F, Energy rating B, Factor is managed by Ross and Liddell, and costs around £170,00 annually. This covers development grounds maintenance and a property owners liability insurance cover shared across all development plots.

Extras included: all blinds, light fittings, towel handles across all bathrooms, shelf above the bed in main bedroom, dishwasher, fridge & freezer, oven and microwave, all fitted kitchen furniture, storage shed at the end of driveway.





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.