



Stevenson Marshall
Property & Law

Brooklyn, High Street
Aberdour, KY3 0SY

Offers over £499,950

Brooklyn, High Street Aberdeen

A charming end terraced stone-built villa (C listed), with most impressive two storey extension, ample off street parking and contemporary summer house to rear.

The property boasts a flexible internal layout which includes an entrance vestibule, reception hallway, dining room, feature sunken lounge, large kitchen/family room, WC/cloaks, upper landing, 4 bedrooms, master en-suite, utility room/study and family bathroom.

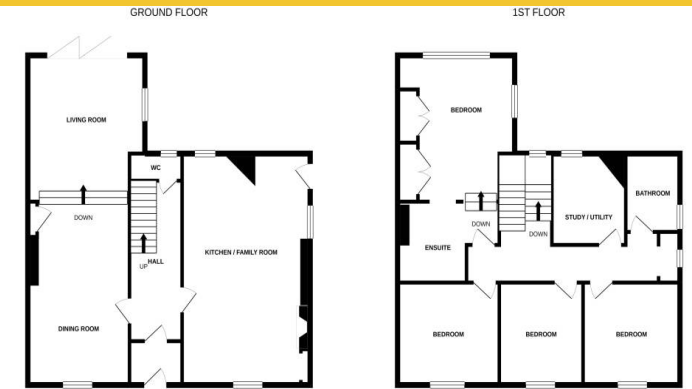
Gas central heating is installed with secondary glazed sash and case windows, feature shutter blinds and many fine period features, such as solid timber flooring, deep skirting, dado rail, wall press and fireplace.





Room sizes and accommodation

Entrance vestibule
 Hallway
 Dining room:- 5.35m x 4.02m (17'7 x 13'3)
 Lounge:- 5.55m x 4.46m (18'2 x 14'7)
 Kitchen/family room :-7.72m x 4.86m (25'3 x 15'11)
 WC/cloaks :-1.63m x 1.07m (5'4 x 3'6)
 Upper landing
 Bedroom 1:- 6.24m x 4.46m (20'6 x 14'7)
 En-suite :-2.74m x 2.15m (9'0 x 7'1)
 Bedroom 2:- 3.60m x 3.33m (11'10 x 10'11)
 Bedroom 3:- 3.77m x 3.29m (12'5 x 10'10)
 Bedroom 4:- 3.35m x 3.20m (11'0 x 10'6)
 Study/utility room:- 3.18m x 1.97m (10'5 x 6'5)
 Bathroom:- 2.86m x 2.07m (9'5 x 6'10)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, plans and elevations are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The architect, planners and designers shall have no responsibility and no liability as to their quality or efficiency can be given.



Brooklyn, High Street, Aberdour

The idyllic garden grounds feature a host of flower beds, shrubs and mature trees. There is quality decking, pleasant outlooks and a large contemporary summer house to rear, with power, light and double glazed sliding doors. A timber garden shed and drying facilities are provided. Off the lane to side, a modern electric powered shutter provides access to a private monobloc driveway.

Brooklyn is located in the heart of Aberdour, a much sought after coastal village on the northern shores of the Firth of Forth. This popular seaside retreat boasts a fine selection of shops, a post Office, tennis courts, hotels, primary school, excellent golf course, main line rail link (with half hourly services to Edinburgh) and a pleasant harbour and sandy beach. Aberdour is ideally placed for commuters, with access to the M90 Motorway and the Forth Road Bridges being readily available.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk