



137a Aberdour Road
BURNTISLAND, FIFE, KY3 0HA

The location

Discover Burntisland: Your Exclusive Retreat with Panoramic Views

Welcome to Burntisland, where luxury living meets breathtaking natural beauty. This charming coastal town, nestled on the scenic shores of the Firth of Forth, offers the perfect blend of tranquility and convenience. Perched majestically, this executive property commands panoramic views that stretch as far as the eye can see. Every glance from your windows or moment spent in the spacious wrap-around balcony will remind you of the incredible beauty of this coastal haven.

Burntisland boasts a delightful array of local amenities. Whether you're strolling along the sandy beaches, exploring the charming town centre, or enjoying a round of golf at the renowned Burntisland Golf House Club, there's always something to do.



For those who love to explore, Burntisland offers excellent transport links. The railway station provides easy access to nearby towns and cities, including Edinburgh, making commuting a breeze. The town is also well-connected by road, putting you within easy reach of major routes and destinations.

One of the town's most outstanding features is its natural beauty. From the picturesque beaches to the lush parks and gardens, Burntisland is a paradise for outdoor enthusiasts. You'll find plenty of opportunities for leisurely walks, picnics, and water activities along the coast. Families will appreciate the excellent local schools, providing quality education for children of all ages.

Your executive property in Burntisland is more than just a home; it's an experience. The unparalleled views and the natural beauty make this coastal haven a truly special place to call home. Don't miss the chance to make this exclusive retreat your own. Contact us today to arrange a viewing and discover the epitome of coastal living in Burntisland.



The property

McEwan Fraser Legal is delighted to offer a part exchange for this prestigious new home, ask us for details.

Elevate Your Lifestyle with This Exceptional Villa. Indulge in the epitome of luxury living with this breathtaking detached villa that sits majestically in a highly prized location. The attention to detail and quality of workmanship throughout this home is simply outstanding.

As you step inside, you'll immediately notice the underfloor heating on the ground floor, ensuring warmth and comfort underfoot. The triple glazing throughout not only enhances energy efficiency but also frames the panoramic views of the Firth of Forth and its iconic bridges to perfection. The seamless blend of indoor and outdoor living is achieved through thoughtfully designed bi-fold doors that grace both main lounges, the dining kitchen, and the master bedroom. Step onto the large wrap-around balconies on both floors and soak in the stunning vistas that stretch as far as the eye can see.

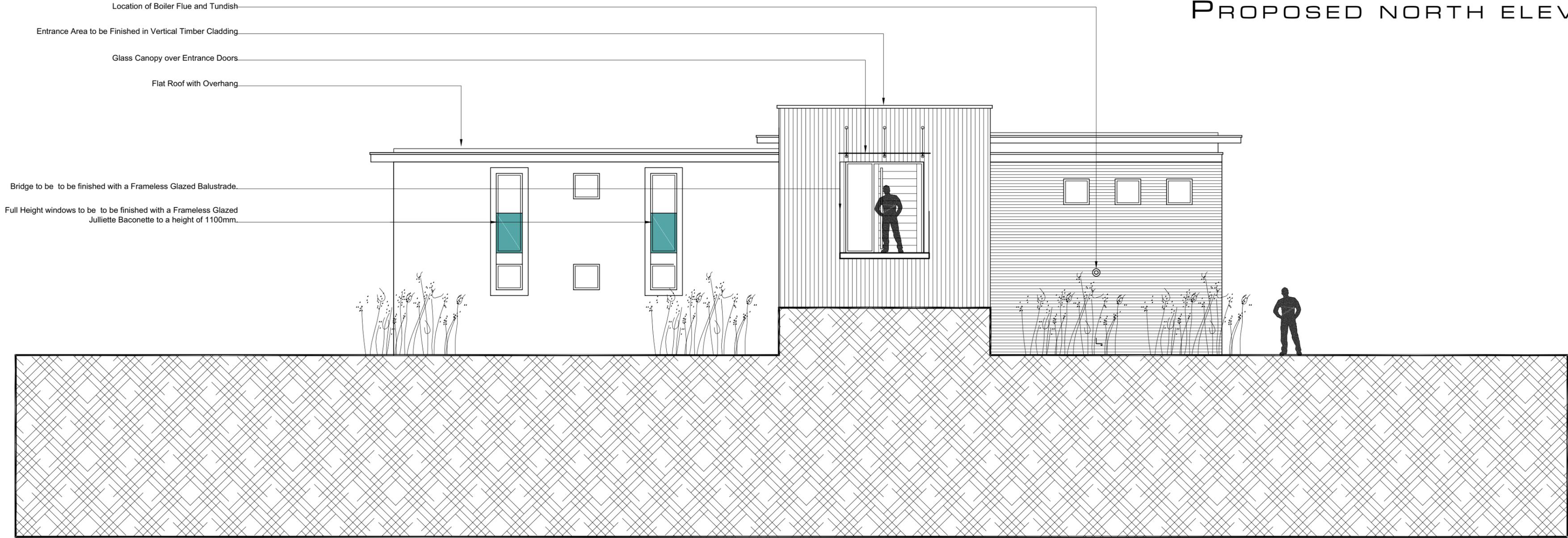


Architectural brilliance is evident with a floating staircase that adds a touch of elegance to the open living spaces. The upper lounge boasts a mezzanine level, creating a sense of grandeur. A unique glazed roof panel allows natural light to cascade down through the staircase, infusing the interior with a sense of airiness. Entertainment is a pleasure with a dedicated cinema room and a spacious games room, offering endless possibilities for leisure and relaxation. This villa offers four spacious bedrooms, each boasting its own en-suite bathroom. The master bedroom is a true sanctuary, complete with a walk-in wardrobe. The heart of the home is undoubtedly the gourmet kitchen. It features quartz/marble worktops, a large island with waterfall edges, a breakfast bar, and top-of-the-line appliances, including an induction hob. The property also includes a large porch entry with a walk-in cupboard, a spacious pantry/utility room, and a separate garage. The garage offers a room below that can be transformed into a guest room, gym, office, or any space to suit your lifestyle. Plus, it will be plumbed for a shower, adding to its versatility. Security and privacy are paramount, with a gated entry ensuring your peace of mind.

This villa represents an exceptional opportunity to own a home of unparalleled luxury and sophistication. With its unbeatable location, panoramic views, and impeccable craftsmanship, it's truly one of a kind. Don't miss out on the chance to make this extraordinary property your own. Contact us today to arrange a viewing and experience the pinnacle of high-end living.



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

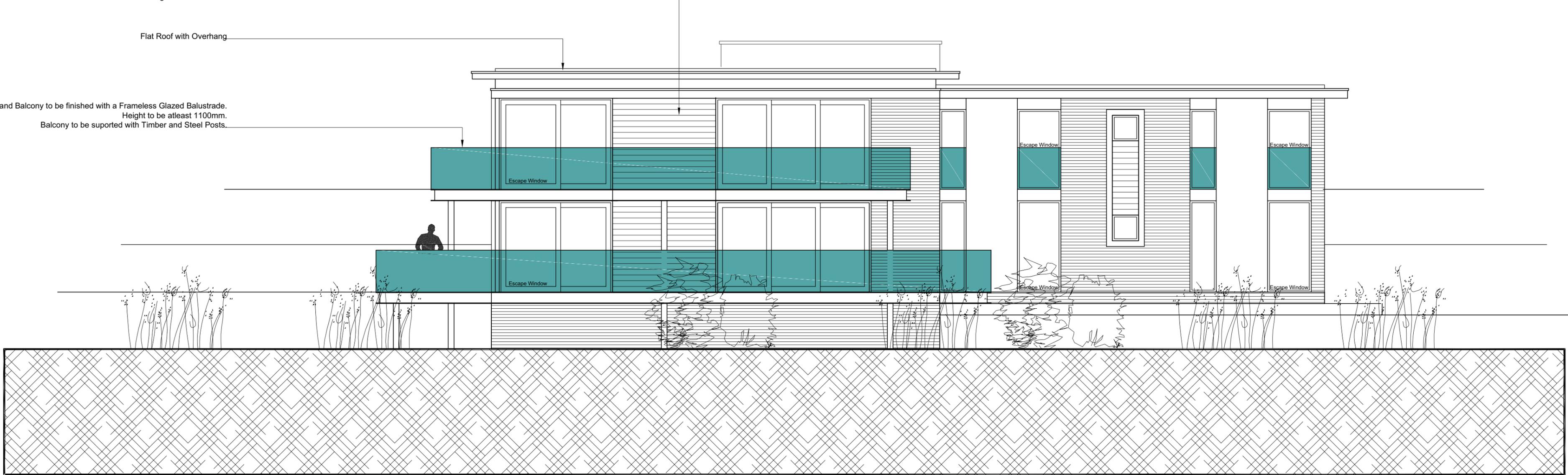
Timber Cladding to External Walls

Flat Roof with Overhang

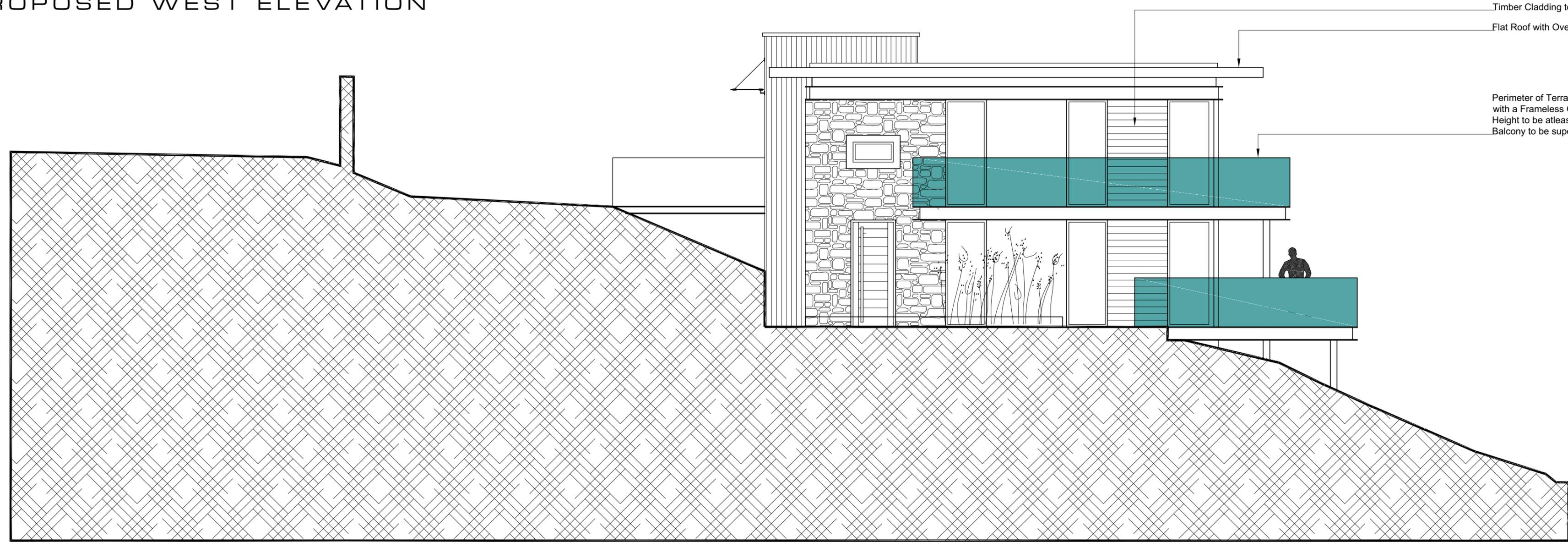
Perimeter of Terrace and Balcony to be finished with a Frameless Glazed Balustrade.
Height to be atleast 1100mm.
Balcony to be supported with Timber and Steel Posts.

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PROPOSED WEST ELEVATION

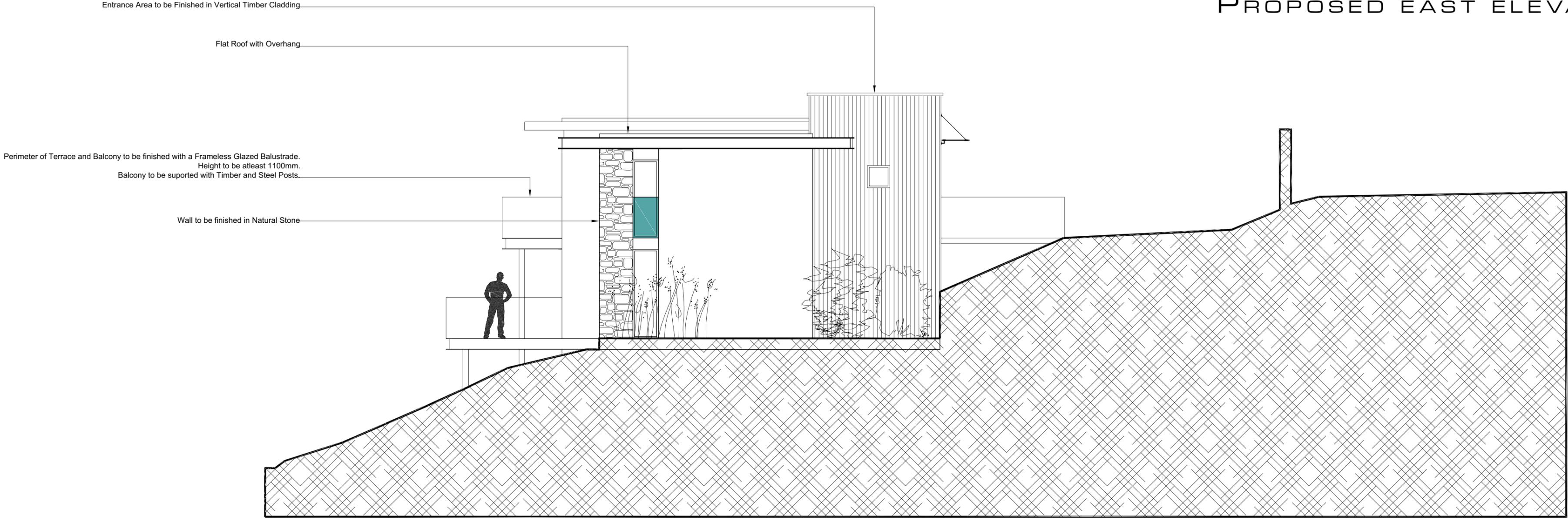


Timber Cladding to External Walls

Flat Roof with Overhang

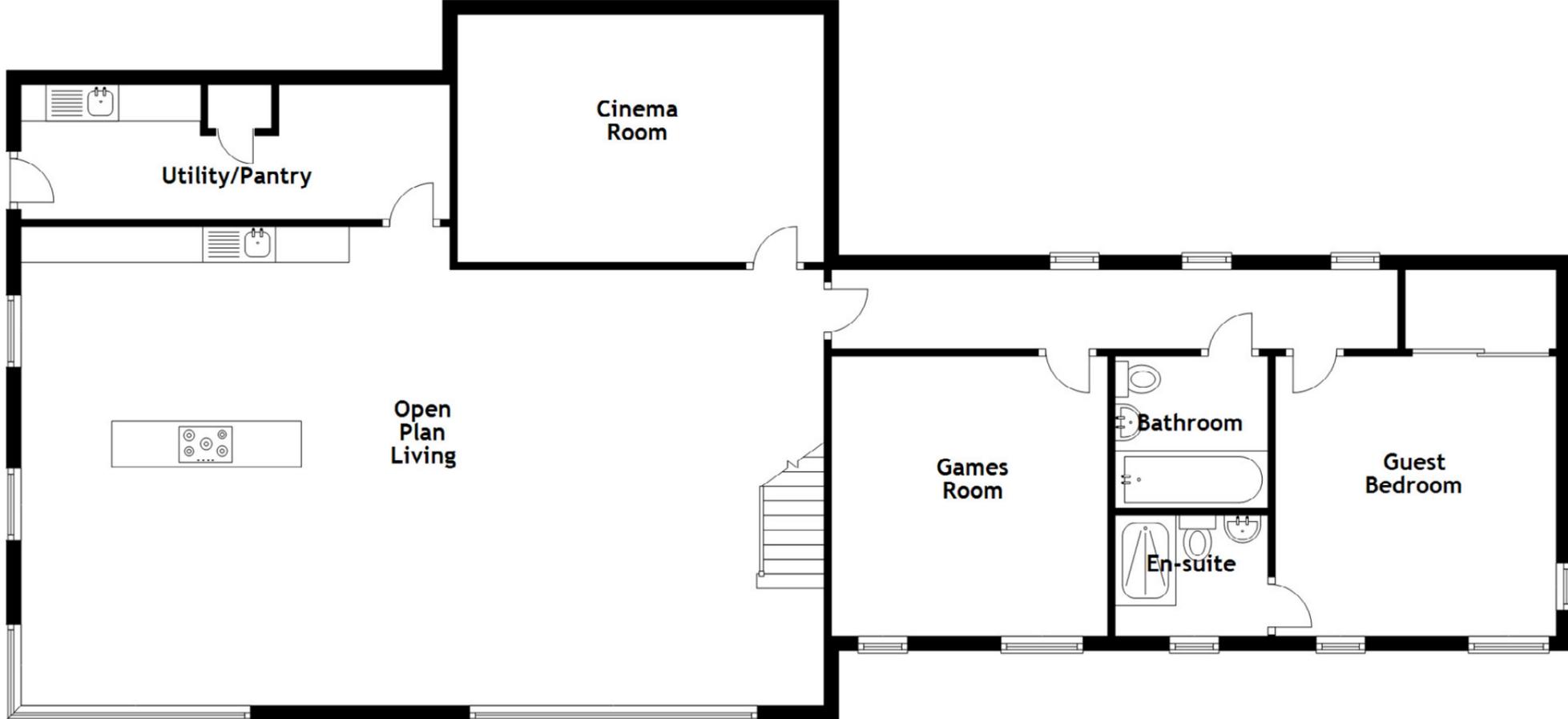
Perimeter of Terrace and Balcony to be finished with a Frameless Glazed Balustrade. Height to be atleast 1100mm. Balcony to be supported with Timber and Steel Posts.

PROPOSED EAST ELEVATION

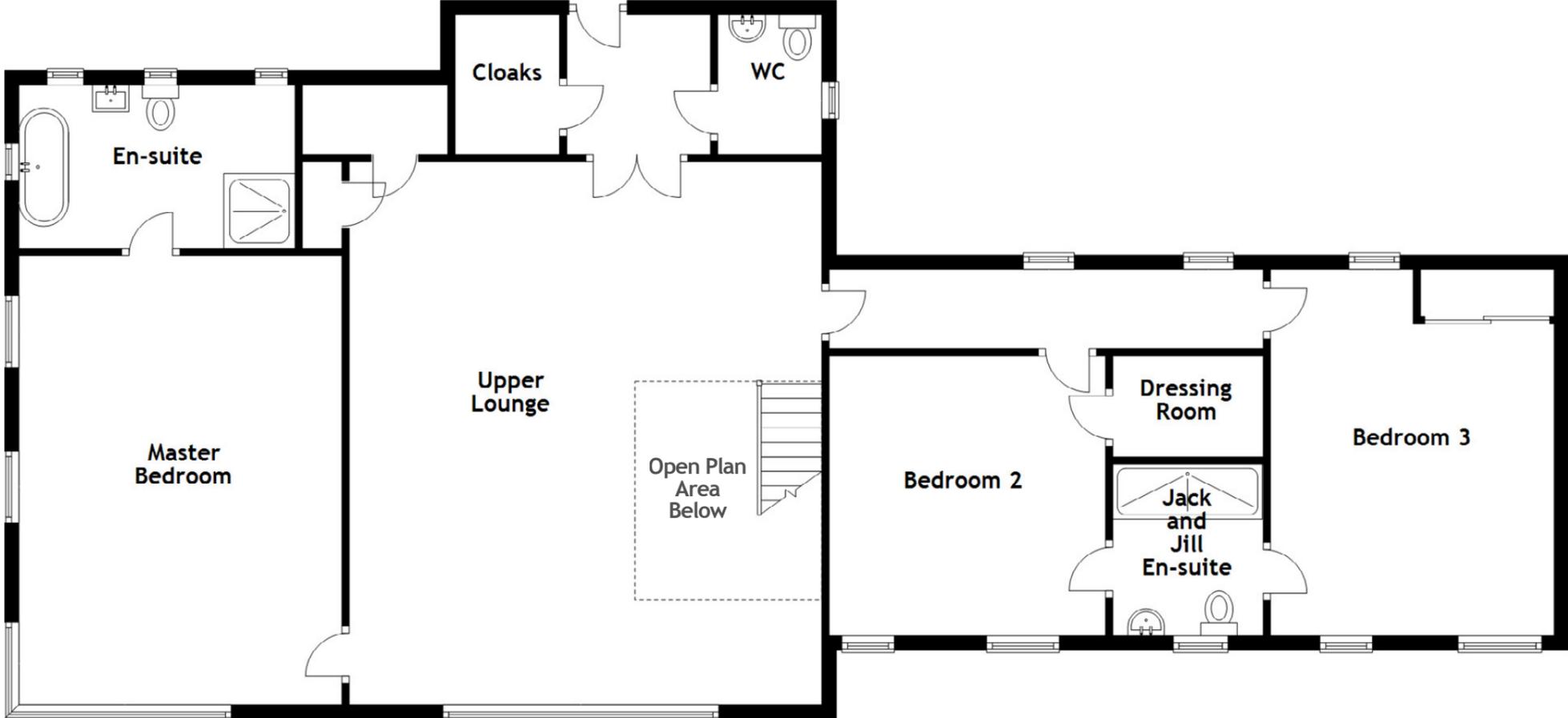


PROPOSED FLOOR PLAN

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Part
Exchange
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Surveyor



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GRANT LAWRENCE
Photographer



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