



**McEwan Fraser Legal**

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Cockairnie Cottage

OTTERSTON LOCH, ABERDOUR, FIFE, KY3 0RZ



ABERDOUR

FIFE



Situated adjacent to Otterston Loch in some of Fife's most magnificent, mature, leafy countryside is Cockairnie Cottage. The nearby towns of Aberdour and Dalgety Bay offer a good range of local amenities and facilities with a strong sense of community and a vibrant tourist magnet. A wider offering of amenities is on hand a few miles to the east in Kirkcaldy and a few miles to the west in Dunfermline. Edinburgh is about a 20 minute drive to the south.

It is also well located for the commute by taking advantage of the excellent road and rail networks. By road from Aberdour itself, it is only a matter of driving to The Queensferry Crossing, which will take you into Edinburgh and beyond. As well as road links, there is also the option of taking a train from Aberdour Railway Station, which would have you into Edinburgh within only 20 minutes. There are railway stations in Aberdour, Burntisland, Kinghorn,

Dalgety Bay and Inverkeithing with Edinburgh airport about a 20 minute drive from the property.

This village really is an ideal location for anyone looking to take advantage of the picturesque scenery, with its beaches; Silver Sands and Black Sands, and the popular Aberdour Golf Course. For families looking to stay within or move into the area, there is the well regarded Aberdour Primary

School, and independent schooling being provided at a number of highly rated Edinburgh schools as well as Dollar, St Leonards in St Andrews and several schools in the Perth area. For the outdoor enthusiast, the surrounding countryside is outstanding, offering a fine choice of activities such as walking, cycling, riding, sailing and golf all readily available.

COCKAIRNIE COTTAGE

ABERDOUR

Unique is an understatement when used to describe this amazing home that bursts with character in every nook and cranny. The heady mix of stone and warm wooden tones add to the sense of solidity and permanence of this residence that began life as a humble Gardeners Cottage in the 1880's.

Beautifully maintained, extended and presented, the house belies its front-most façade with accommodation spread over 160 square metres. Not an inch of space has been wasted and this home has been expertly designed to provide snug corners to read a book or a place to entertain in. The house has been cleverly extended in the past, and whilst this is very sympathetic to the building's heritage, it hasn't prevented the addition of more contemporary touches so the house works for a modern family. The gardens are exquisite with everything from a vegetable garden to large workshops, log stores, and even a tree-house!

The train station is a few miles from the house making this an ideal commuter location and the beach and coast are nearby, but the countryside is all around. If you are an aficionado of period property, this is one for you. If you are looking for a stylish, elegant and quirky residence of character, this is also a home for you. If you love gardening or harbour the idea of growing your own organic fruit and veg, come see what is on offer. If you are looking for space to spread out in or entertain from...be quick. This home is exquisite.

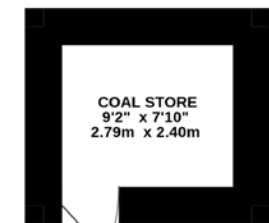






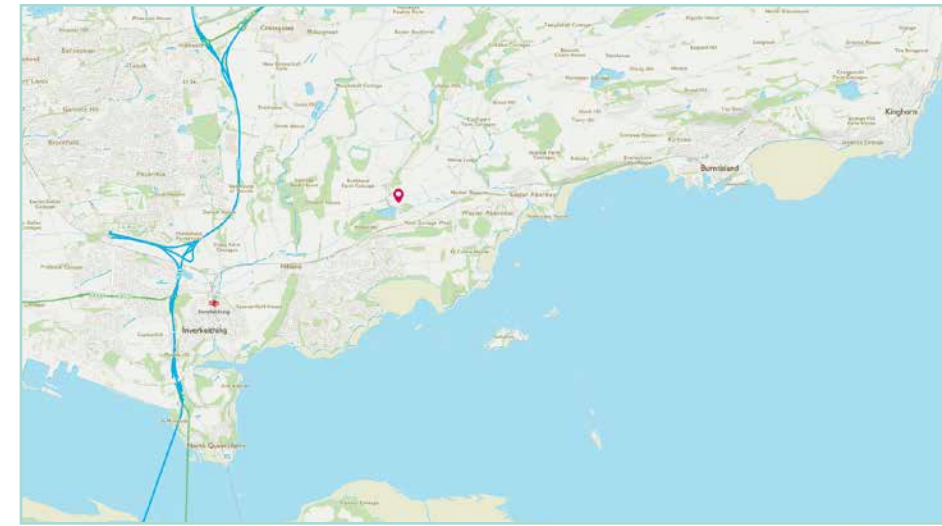
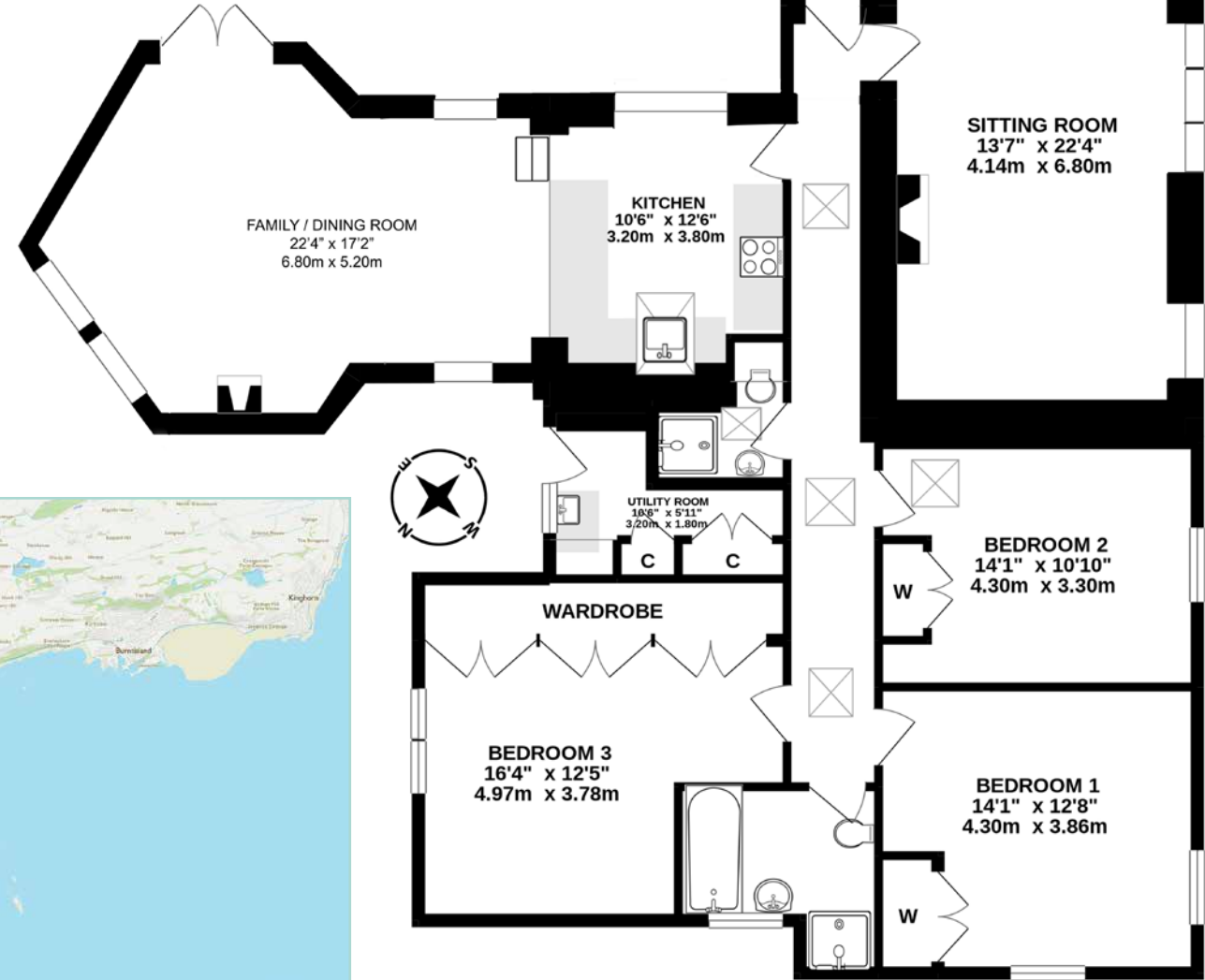


OUTBUILDINGS
123sq.ft (11.5sq.m) approx



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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