

4 Croftgary Cottages

ABERDOUR, BURNTISLAND, FIFE, KY3 0RN



*Wonderful four bedroom cottage
located on a large plot*



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This exceptional semi-detached bungalow situated within a small, quiet residential setting on a large spacious plot. The property has been extremely well maintained by the current owners and is presented to the market in move-in condition.

THE LOUNGE



Internally the accommodation is in excellent decorative order. The welcoming entrance vestibule leads to the reception hall with stairs leading to the upper level.

The lounge is pleasantly situated to the rear of the property with a large window letting in an abundance of light.

THE KITCHEN



The kitchen/breakfast room has been beautifully fitted to include a good range of contemporary floor and wall mounted units, the wood burner is the centrepiece of this room.



BEDROOM 1

There are four spacious double bedrooms.



BEDROOM 2



BEDROOM 3



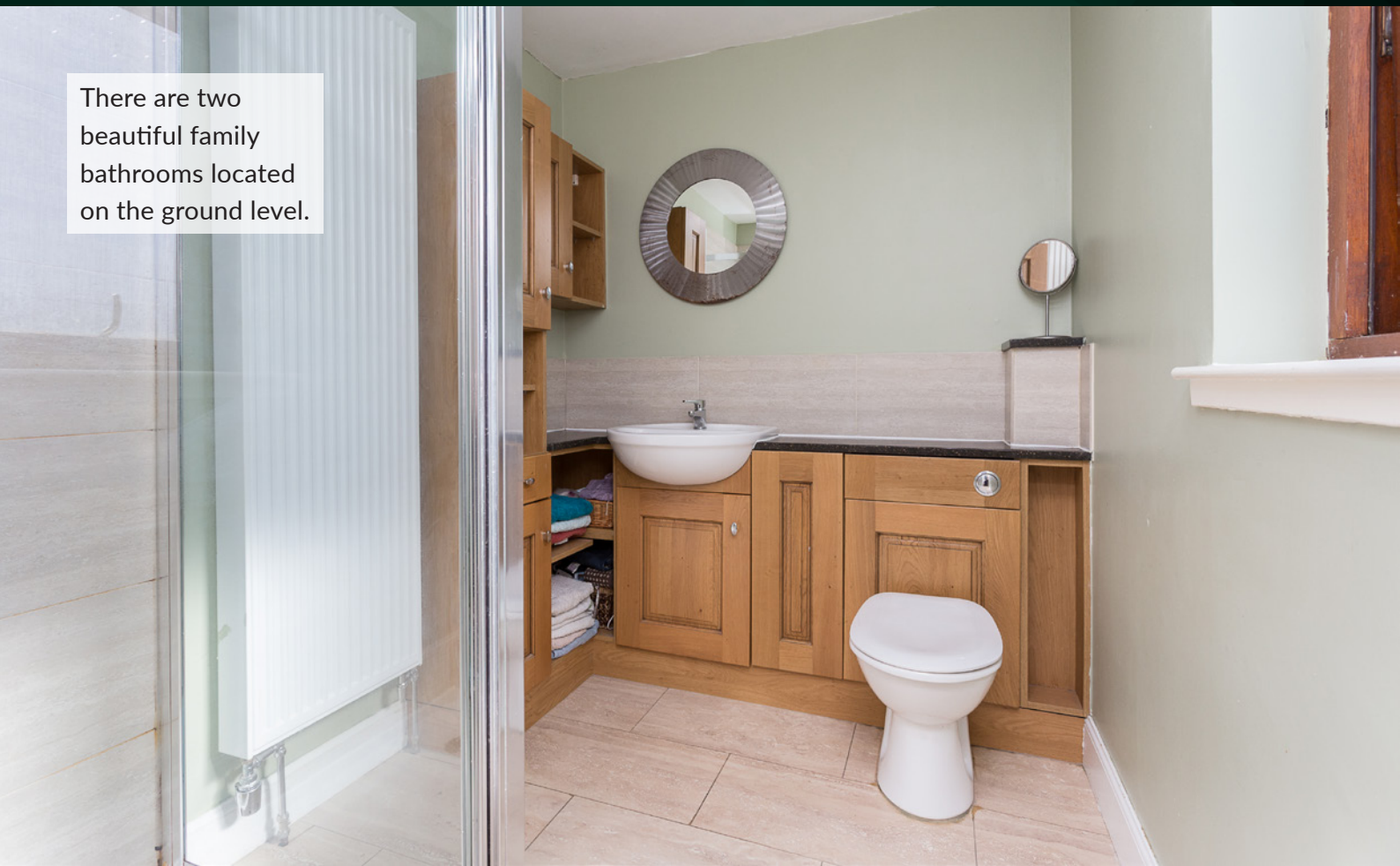
BEDROOM 4





JACK & JILL BATHROOM & SHOWER ROOM

There are two
beautiful family
bathrooms located
on the ground level.



THE ATTIC ROOM



The upper level is a spacious area the length of the property and can be utilised as a second reception area/ snug, this completes the impressive accommodation internally.



THE GARDEN

Externally, the property benefits from a large garden that comes complete with a summerhouse. The lovely private rear gardens are mainly laid to lawn and are well stocked with a wealth of plants and shrubs. The property further benefits from double glazing and central heating and oak wooden flooring in the kitchen and vestibule.

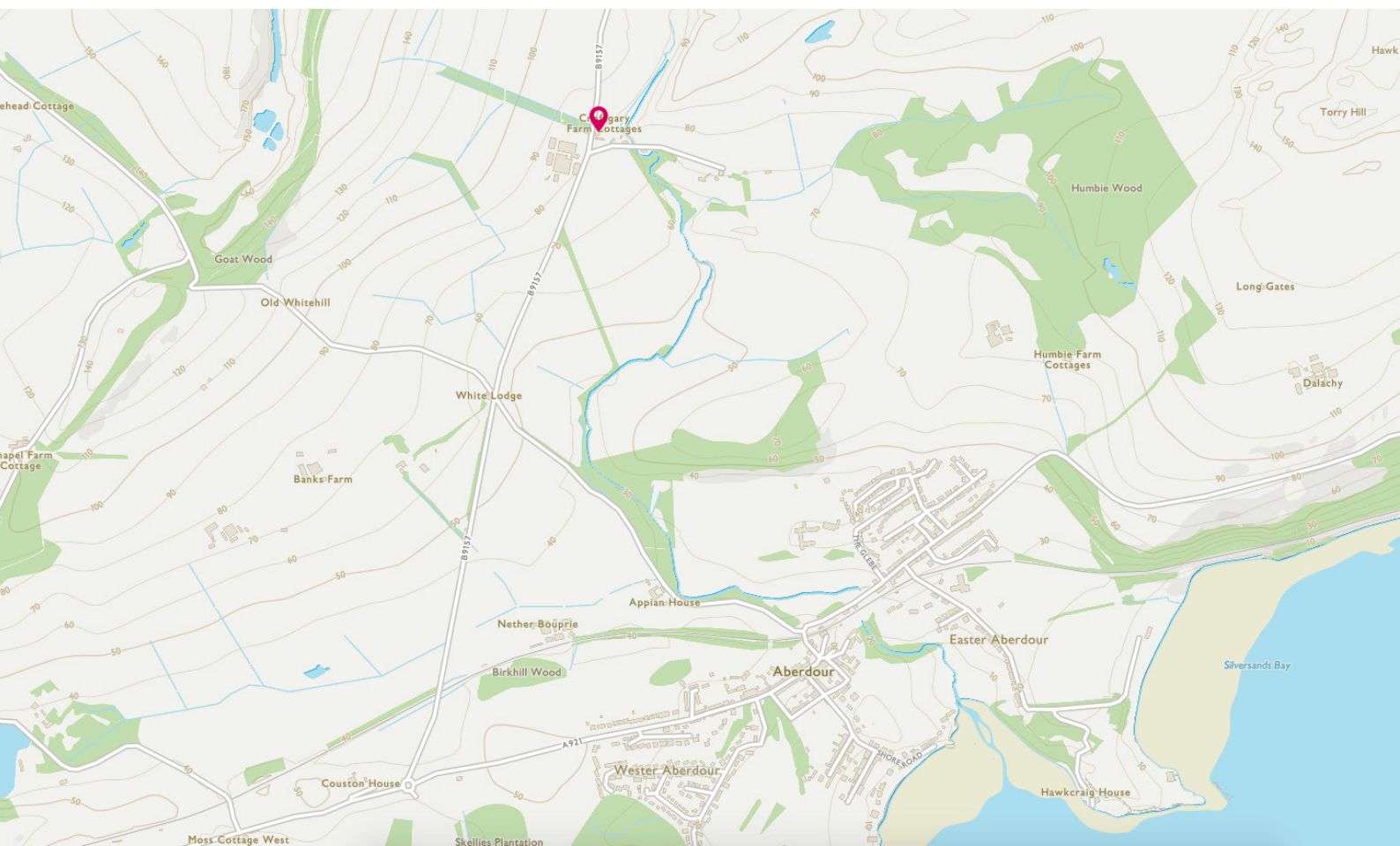
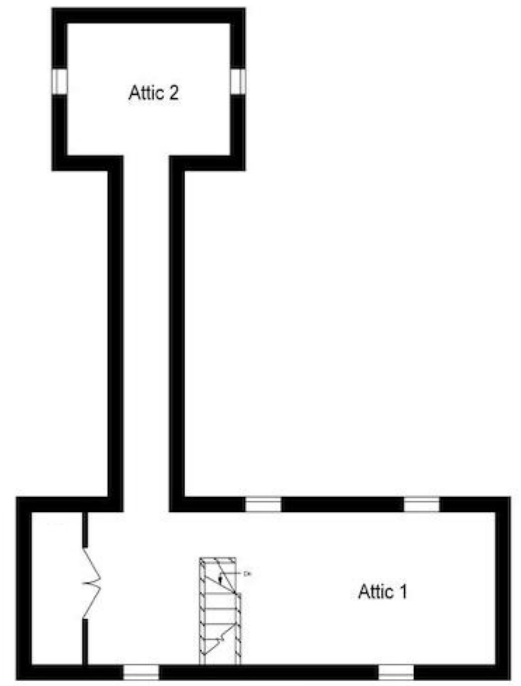




FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 117m²
EPC Rating: C



THE LOCATION

For those who are unfamiliar with the Fife coastal village of Aberdour, this is located in the South of Fife, only a few minutes drive from The Forth Road Bridge, and provides for everyday requirements, with the inclusion of local shops, including a post office, bakery as well as a number of cafes and bars.





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. It is also well located to commute in and out for work, by taking advantage of the excellent road and rail networks.

From Aberdour itself, it is only a matter of driving to The Forth Road Bridge, 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. For families looking to stay within or move into the area, there is the well-located Aberdour Primary School.



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