

1 Croftgary Cottages

ABERDOUR, BURNTISLAND, KY3 0RN



Wonderful two bedroom cottage is a sought after location, semi rural with access to all commuter links



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1 Croftgary cottage is a beautiful semi-detached cottage which offers spacious accommodation with all the charm expected from a Scottish cottage. Sitting close to Aberdour and all the amenities on offer there including some great pubs, excellent walking routes and cafes, this cottage is sure to please.

THE KITCHEN



The entrance hallway offers access to the spacious kitchen which has a wealth of floor and wall units and access to the rest of the accommodation. The lounge is front facing with a large window flooding the room with natural light. There is space for a dining table and chairs.

THE LOUNGE





There are two large bedrooms with ample space for free-standing furniture if required. There is a small box room which could be an office for those working from home. The shower room continues the cottage theme with stylish sanitary ware. The gardens sweep around the property and the rear is a safe environment for animals and children. The property is double glazed and has central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

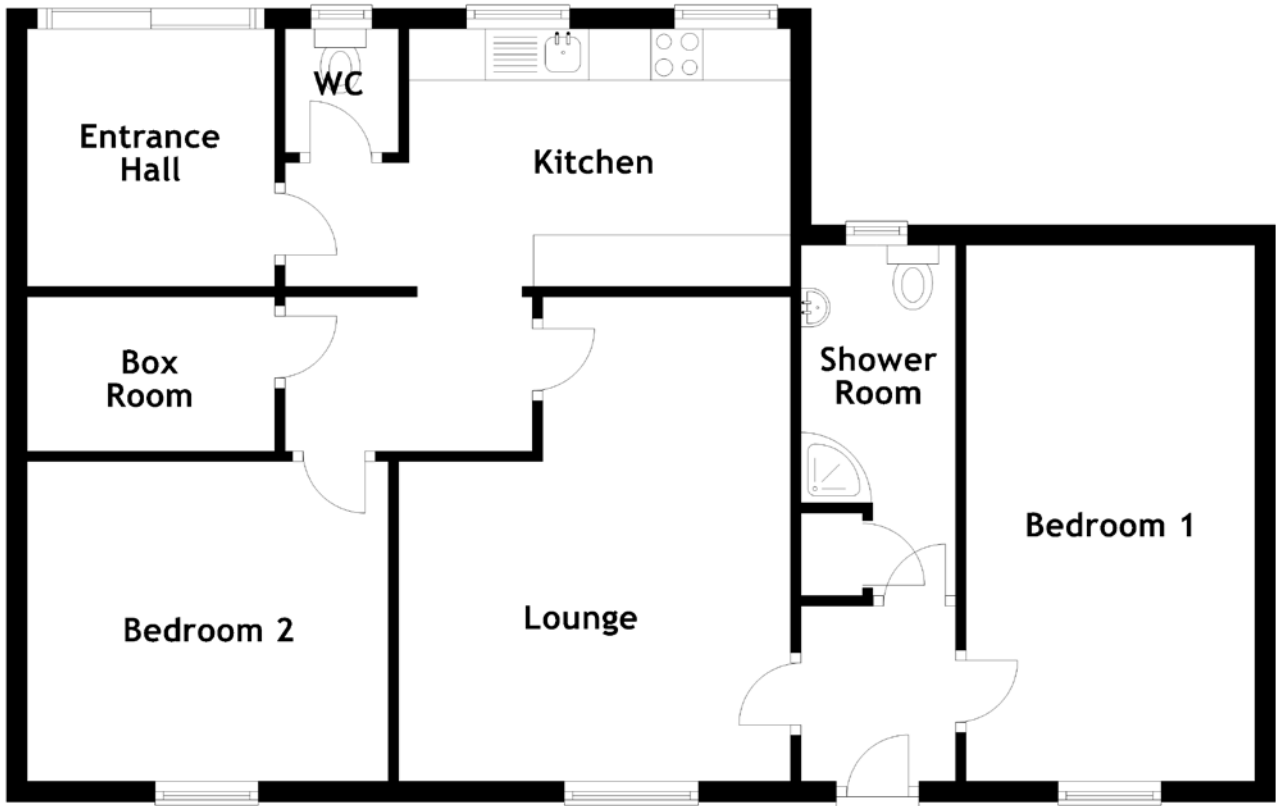


Ample parking is provided to the side of the property.
This is a must-see to appreciate the accommodation on offer.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

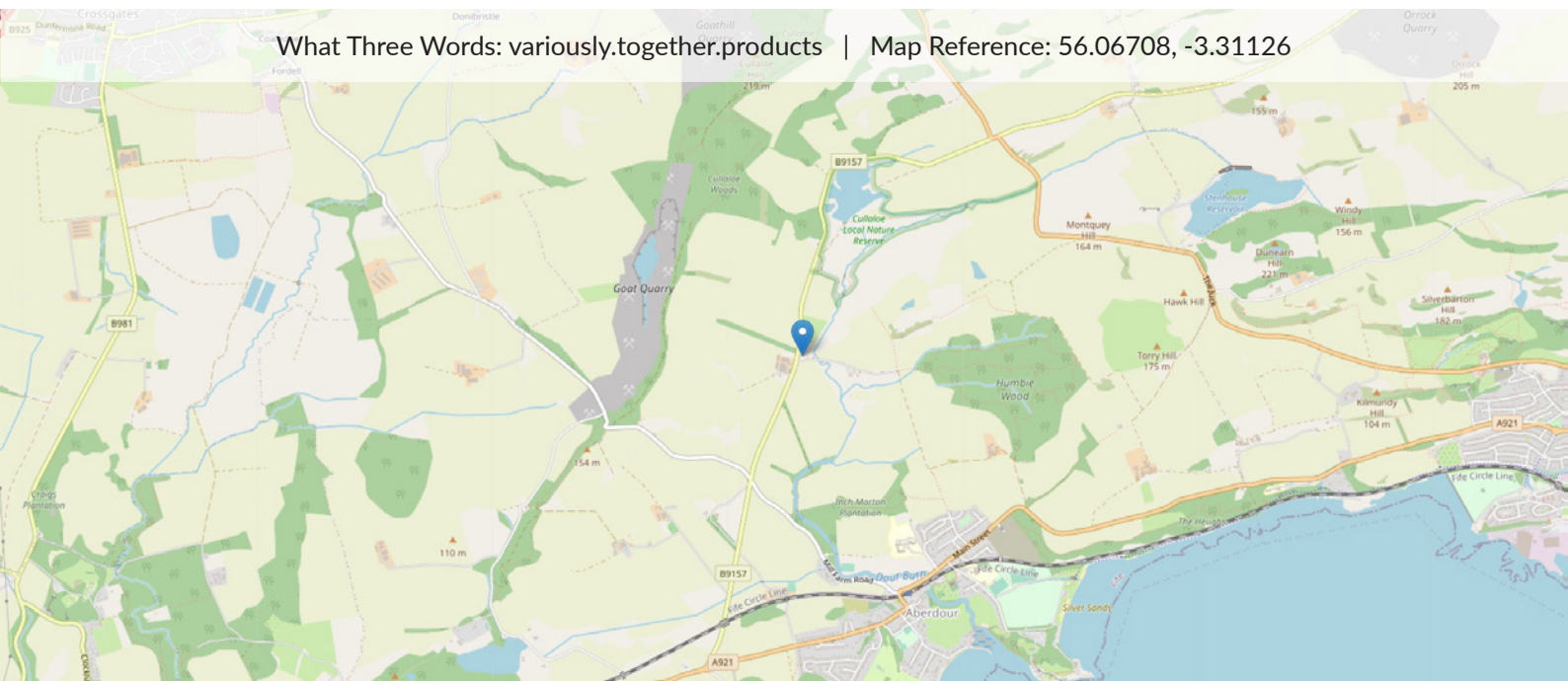
Entrance Hall	2.50m (8'2") x 2.00m (6'7")
WC	1.20m (3'11") x 0.80m (2'7")
Kitchen	3.70m (12'2") x 2.50m (8'2")
Lounge	4.70m (15'5") x 3.80m (12'6")
Bedroom 1	5.20m (17'1") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")

Box Room	2.40m (7'10") x 1.40m (4'7")
Shower Room	3.40m (11'2") x 1.50m (4'11")

Gross internal floor area (m²): 77m²
EPC Rating: E

Extras (Included in the sale): Floor coverings and light fittings.

What Three Words: variously.together.products | Map Reference: 56.06708, -3.31126



THE LOCATION

The village of Aberdour is in a sought after community situated on the shores of the Firth of Forth approximately 5 miles east of the M90 Motorway whilst offering a peaceful and tranquil setting as expected of village life.





Aberdour oozes charm and character and offers something for everyone, as there are two beautiful sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is located centrally in the village and there is a primary school and variety of shopping facilities for day-to-day necessities. Silver Sands Beach is a short walk away with sailing, tennis and bowling clubs nearby. This is an idyllic location whilst most comprehensive amenities are available nearby in Dunfermline and Kirkcaldy. Easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy within convenient commuting distance. The Village boasts its own railway station offering regular commuting services to Edinburgh and local towns within the Fife circle together with a regular bus service.



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