



Morgans

PROPERTY

20 Dovecot Park, Aberdour, KY3 0TD

Offers Over £399,950





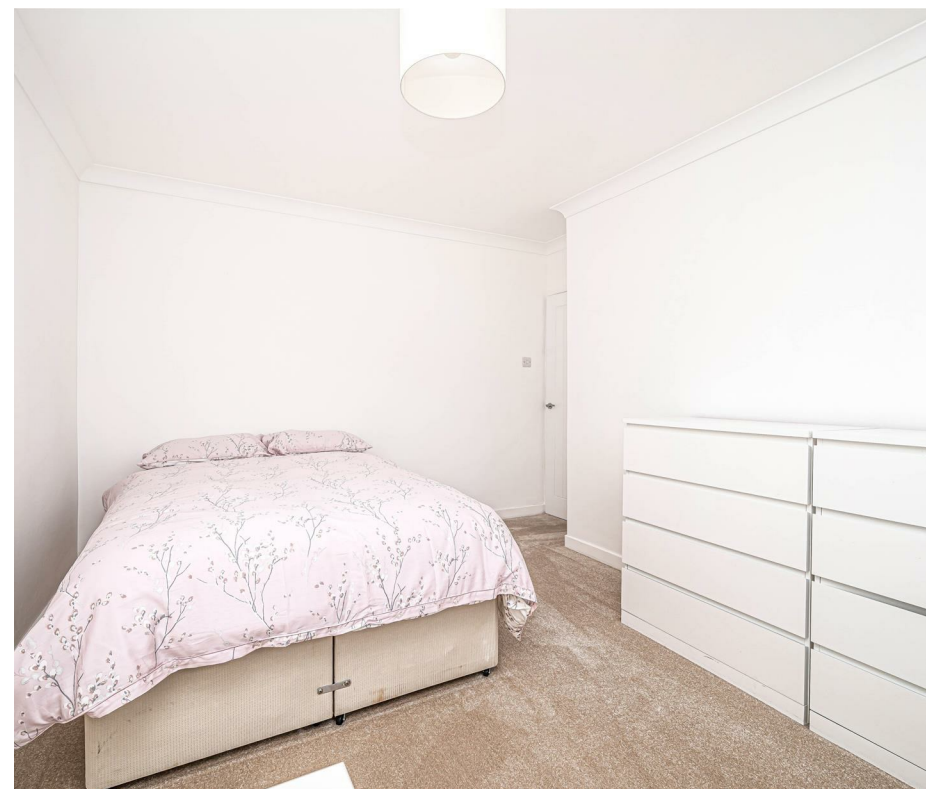






Unique opportunity to acquire this deceptively spacious three bedroom detached bungalow occupying enviable cul-de-sac corner plot in the charming seaside coastal village of Aberdour. Adjacent to the golf course and a short walk to coastal paths and local amenities this family home would suit any discerning buyer looking for a property which is offered in move in condition having been upgraded by the present owners over the last few years and benefit from private gardens to the front, side and rear with the potential to extend further. The accommodation is modern and stylish throughout and briefly comprises entrance vestibule, reception hall and inner hallway. Front facing lounge, dining kitchen with partial sea views and original feature fireplace, three double bedrooms and contemporary showeroom. Access to attic. The gardens and grounds are mainly laid to lawn, an idyllic haven and a great entertaining home. The driveway leads to single garage. The property is double glazed with gas central heating.





## LOCATION

The property is situated in the picturesque village of Aberdour. The village 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 offers something for everyone, as there are two sandy beaches and a natural harbour, thirteenth century castle and twelfth century village church. Aberdour Golf Club is located close to the property 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 and local bus service.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





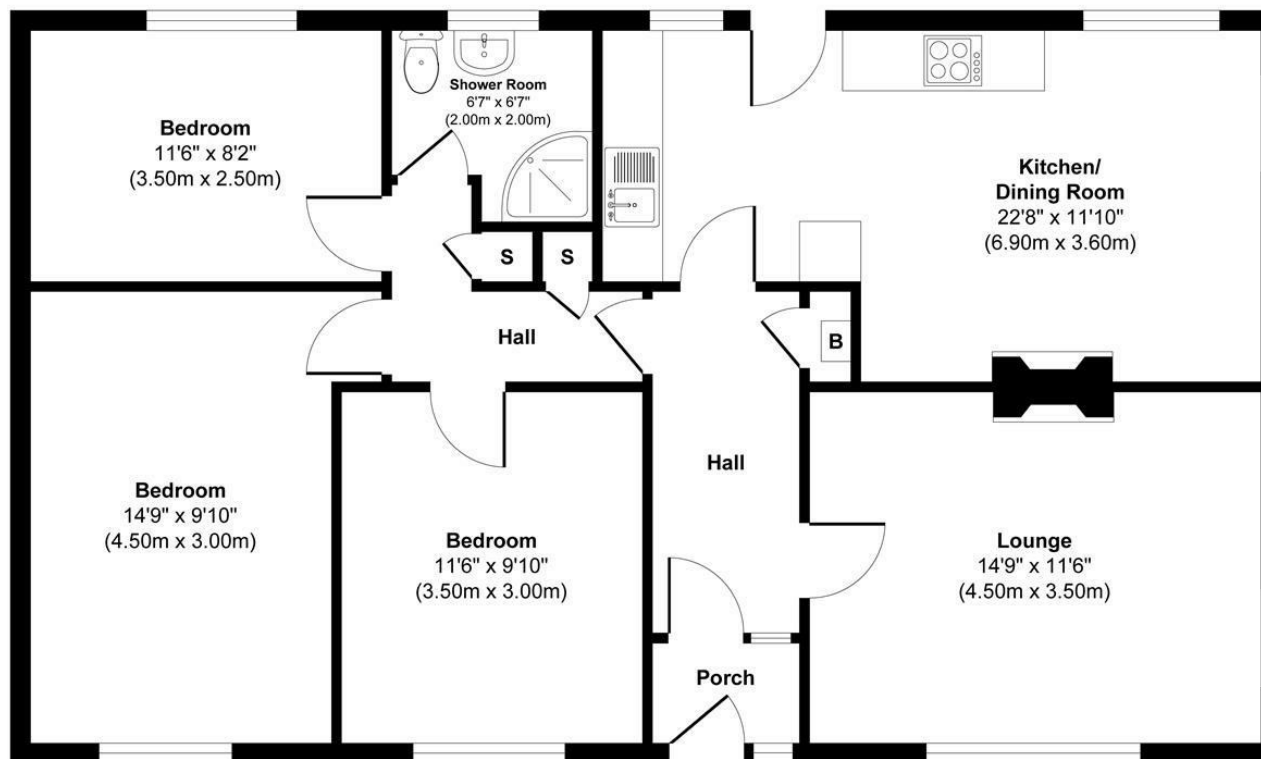












Floor Plan



**Approx. Gross Internal Floor Area 93.00 sq.m / 1,001 sq. ft.**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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