

**J & G
WILSON**

17, Dovecot Park, Aberdour, KY3 0TE.

A superb 6 bedroom detached bungalow with lovely views. Offers over £695,000.







Particulars of Sale

17, Dovecot Park, Aberdour, KY3 0TE.

Dalgety Bay 3.5 miles, Dunfermline 8 miles, Edinburgh Airport 16 miles, Edinburgh 19 miles & St Andrews 37 miles.

A superb 6 bedroom detached bungalow which enjoys a stunning position facing directly onto Aberdour Golf Club and across The Forth to Edinburgh.

Offers over £695,000

PARTICULARS OF SALE

DIRECTIONS

On entering Aberdour from Dalgety Bay turn right opposite the Woodside Hotel into Dovecot Park and number 17 is set on the left hand side.

SITUATION

17 Dovecot Park enjoys a prime position on the west side of Aberdour. It is ideally placed right beside the golf course and on the Fife Coastal Path.

The village has a fine range of amenities within immediate walking distance including local shops, cafes, pubs, specialist shops, churches, bowling club, tennis club, parks and excellent sailing facilities. There is a village primary school and nursery, and the high school catchment is Inverkeithing. The commuter links from the village include local bus services, a main line rail station with regular Edinburgh services and good road links to The Forth Crossing and M90.

Dalgety Bay is nearby and offers a good range of shops, supermarkets and leisure facilities.

The extensive amenities of Dunfermline include excellent shopping facilities, edge of town retailers, banks, professional offices and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

An impressive 6 bedroom detached home with accommodation extending to 3,109 square feet (289 sq m).

The property offers a reception hall, a most spacious lounge / dining room, a fitted breakfasting kitchen / appliances, a utility room, 5 bedrooms, master with en-suite shower room and walk in wardrobe, a principal bathroom with a separate shower, an upper floor landing, a large first floor lounge, a further bedroom with an en-suite bathroom and a large store room which could be adapted to form additional accommodation.

The specification includes a gas fired central heating system, double glazing and an excellent range of in-built storage space. There is a floored loft with a Ramsay ladder and lighting. Also an integral single garage with a power and water supply.

Outside the property has lovely south facing gardens to the rear. They are mainly in grass with mature borders. There is a covered outside decked area accessed from the kitchen which faces out onto the garden and golf course. The front gardens feature a level lawn and a tarmac driveway. There is a paved patio area on the west side.

Viewing is strongly recommended to appreciate the exceptional setting, views and the true extent of the accommodation on offer.

GENERAL INFORMATION

VIEWING Please call Duncan Fergusson on 07979 105615 or telephone J & G Wilson on 01577 862302. contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band G.

ENERGY RATING The property is rated as c (73).

Particulars prepared May 2025.







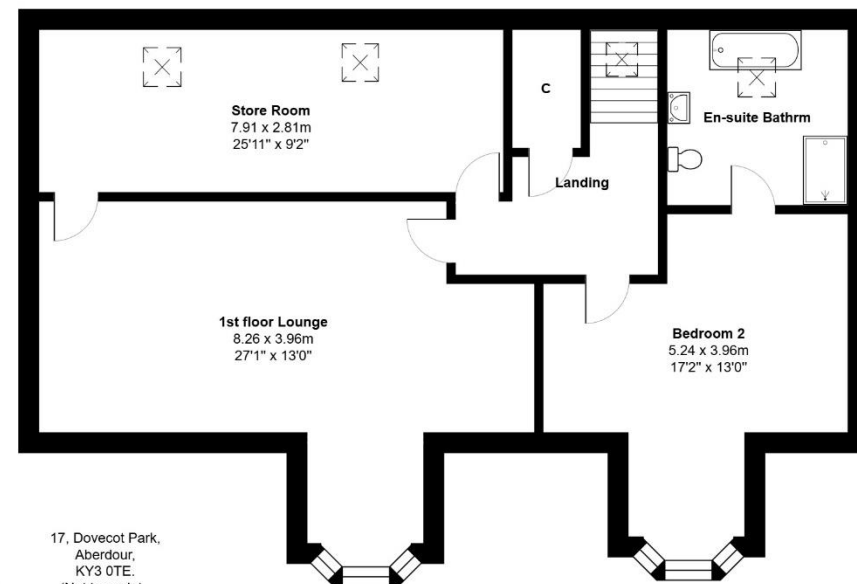








17, Dovecot Park,
Aberdour,
KY3 0TE.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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