









Offers Over  
**£300,000**

## 67 High Street

Aberdour | Fife | KY3 0SJ

Set within the sought-after coastal village of Aberdour, this distinctive bungalow enjoys a prime location just a short stroll from the beach, with a variety of local shops, cafés, and everyday amenities close at hand. This thoughtfully designed single-storey home offers stylish, modern interiors and flexible living space, including two bedrooms, a bright open-plan living area, and a high-specification garden pod situated within a generous south-facing rear garden. Presented in true walk-in condition, the property is well suited to a wide range of buyers.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens  
Garden pod
-  EPC rating - D
-  Council tax band – E



## Description

Accessed via a gated lane off the High Street, the property enjoys a peaceful and private setting. A pathway leads to the front entrance and continues around to the rear garden. Inside, a central hallway connects all rooms. The heart of the home is an impressive open-plan kitchen and living space, flooded with natural light from large south-facing windows and overhead Velux skylights. Patio doors open directly onto the garden, creating a seamless indoor-outdoor flow. The space is finished in a fresh, contemporary style, with crisp white décor and quality finishes throughout.

The modern kitchen is both functional and elegant, featuring marble-effect worktops, sleek grey cabinetry, and a full range of integrated NEFF appliances, including an oven, induction hob, fridge, freezer, washing machine, and dishwasher.

Both double bedrooms are comfortably proportioned, complete with built-in wardrobes and soft carpeting. A stylish bathroom is positioned off the hallway and includes a bath with overhead shower, WC, vanity basin with storage, LED mirror, and a heated towel rail.

The property is fitted with an efficient electric heating system, featuring stylish lava grey Wi-Fi-controlled panel heaters, complemented by chrome power points, spotlights, and pendant lighting throughout. A range of bespoke double-glazed windows enhance the home, including two large Velux windows in the lounge and an electrically operated Velux window in one of the bedrooms.

Most windows are fitted with high-specification electric roller blinds, which can be controlled via remote or Wi-Fi. These blinds are also programmed on a timer, automatically adjusting in line with sunrise and sunset throughout the year. Excellent storage is provided, including a partially floored loft space accessed from the hallway via a Ramsay ladder.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

## Gardens

Externally, the property benefits from a beautifully maintained, enclosed south-facing garden, offering a mix of lawn and patio space. A standout feature is the contemporary garden pod, ideal for use as a home office, studio, gym, or guest accommodation. The sheltered patio area provides the perfect setting for outdoor dining and entertaining.

## Viewing

By appointment through Neilsons (0131 625 2222).



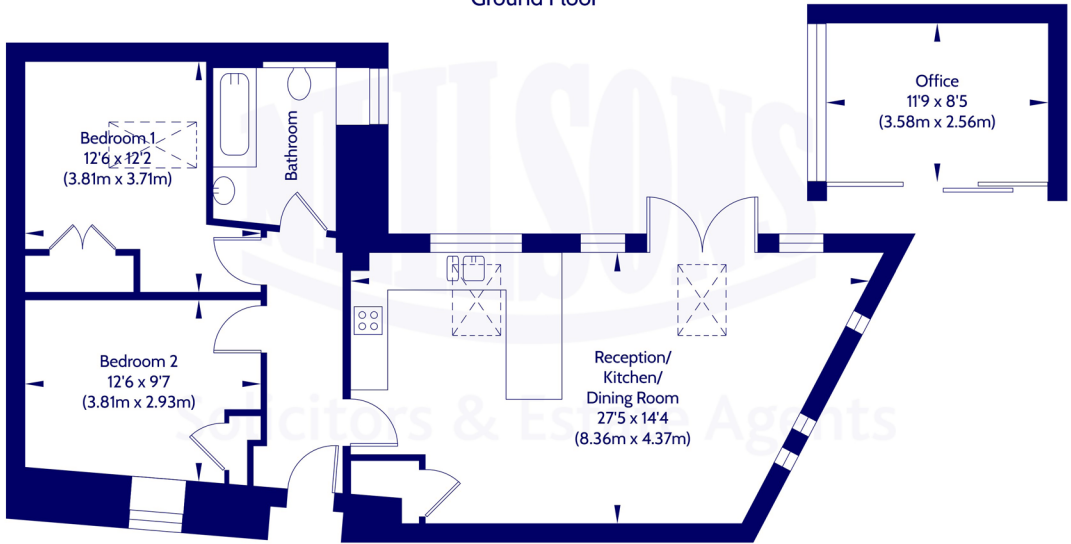


## Location

The property is situated in a peaceful residential location in the picturesque village of Aberdour. The village is in a sought after community situated on the northern shores of the Firth of Forth. 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 also located close to the property and there is nursery and primary schooling 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. There is easy access to the M90 Motorway, which brings Dunfermline, Edinburgh, Glenrothes and Kirkcaldy all within easy reach. 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.



Approx. Gross Internal Floor Area 69 Sq M / 742 Sq Ft.  
Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from Fife Council or Public Libraries.



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