



Malcolm Jack
& Matheson

20 Dovecot Park, Aberdour
KY3 0TD



OFFERS OVER
£395,000

BEAUTIFULLY PRESENTED AND GENEROUSLY PROPORTIONED THREE-BEDROOM DETACHED BUNGALOW, FEATURING CHARMING GARDENS, A DRIVEWAY, AND A SINGLE GARAGE. IDEALLY SITUATED WITHIN A PEACEFUL AND SOUGHT-AFTER RESIDENTIAL AREA OF ABERDOUR.

**ENTRANCE HALL
LOUNGE
KITCHEN/DINING ROOM
3 DOUBLE BEDROOMS
ATTRACTIVE FRONT AND REAR
GARDENS
DRIVEWAY
SINGLE GARAGE
DG & GCH
EPC C**



SITUATION

Aberdour is a picturesque coastal village in Fife, Scotland, situated along the northern shores of the Firth of Forth. Renowned for its beautiful beaches, historic charm, and welcoming community, it offers a perfect balance of tranquillity and convenience. The village boasts a range of local amenities, including independent shops, cafés, schools, and leisure facilities, as well as the award-winning Silver Sands Beach and Aberdour Castle. Excellent transport links, including a train station with direct services to Edinburgh, make Aberdour an ideal location for commuters seeking a peaceful coastal lifestyle within easy reach of the capital.

PROPERTY

Well-presented and spacious three-bedroom detached bungalow with attractive gardens to the

front and rear. The property also benefits from a driveway and single garage and is situated in a quiet cul-de-sac within a sought-after residential area of Aberdour, adjacent to the golf course.

Internally, the accommodation comprises an entrance hall, lounge, kitchen/dining room, three double bedrooms, and a modern shower room. The property benefits from gas central heating and double glazing and offers potential to extend into the roof space and to the side.

Externally, the property boasts well-maintained front and rear gardens, enhancing kerb appeal and providing a private outdoor retreat. The front garden features a neat lawn with mature shrubs, along with a driveway and single garage.

ACCOMMODATION

ENTRANCE PORCH

Cupboard housing meter and fuse box. Carpet. Door through to the hall.

HALL

Bright entrance hall with carpet. Vertical radiator. Hatch to roof space. Built in cloak cupboard. Built in cupboard housing the boiler. Built in shelved storage cupboard.

LOUNGE 4.50M X 3.50M (14'9" X 11'6")

Spacious lounge with window to the front. Window to side. Fireplace housing a gas fire. Radiator. Carpet.



KITCHEN/DINING ROOM 6.90M X 3.60M (22'8 X 11'10)

Modern fully fitted kitchen. Integrated oven, electric induction hob, cooker hood, sink and drainer. Free standing dishwasher, fridge/freezer and washing machine Window to the rear. Window to the side with a sea view. Door out to the rear garden. Vertical radiator. There is ample space for dining and entertaining. Original fireplace. Vinyl wood effect flooring.

BEDROOM 4.50M X 3.00M (14'9 X 9'10)

Spacious double bedroom. Window to the front. Radiator. Carpet.

BEDROOM 3.50M X 3.00M (11'6 X 9'10)

Spacious double bedroom. Window to the front. Radiator. Carpet.

BEDROOM 3.50M X 2.50M (11'6 X 8'2)

Spacious double bedroom with window to the rear. Radiator. Carpet

SHOWER ROOM 2.00M X 2.00M (6'7 X 6'7)

Modern white three-piece suite comprising walk in shower mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque window to the rear. Vinyl flooring.

GARDENS AND GROUNDS

The property is complemented by well-maintained front and rear gardens, offering both kerb appeal and a private outdoor retreat. The front garden features a neat lawn bordered by mature shrubs and planting, creating an inviting entrance to the home. To the side, a driveway provides off-street parking and leads to a single garage, offering additional convenience.

To the rear, the enclosed garden enjoys a mix of lawn, hedging, and established greenery, ideal for relaxing or entertaining. Together, these outdoor spaces deliver a perfect blend of practicality and charm in a tranquil setting.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing dishwasher, fridge/freezer and washing machine.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

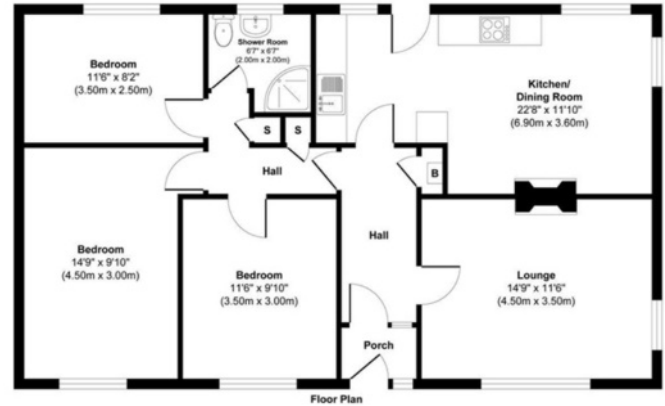
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



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

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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