



## 3 Croftgary Cottages, Aberdour

Offers Over £299,999





3 Croftgary Cottages enjoys a peaceful setting on the edge of the highly sought-after coastal village of Aberdour, offering an attractive balance of countryside tranquillity and excellent connectivity. Aberdour is widely regarded as one of Fife's most desirable villages, known for its charming character, strong community feel, and beautiful coastline along the Firth of Forth. The village features a range of local amenities including independent shops, cafés, and restaurants, as well as a well-regarded primary school. The property is within easy reach of Aberdour Castle—one of Scotland's oldest standing castles—and the award-winning Silver Sands Beach, making it ideal for those who enjoy outdoor and coastal lifestyles. For commuters, Aberdour benefits from its own railway station on the Fife Circle Line, providing regular services to Edinburgh in around 30 minutes. The nearby A921 and M90 motorway network also offer convenient road links to Edinburgh, Dunfermline, and beyond. Surrounding countryside and coastal paths provide excellent opportunities for walking, cycling, and recreation, while several golf courses can be found in the immediate area, reflecting Fife's reputation as the "Home of Golf."

This beautifully designed two bedroom cottage offers an exceptional blend of traditional charm and modern comfort, set in a tranquil location that provides a peaceful retreat from the bustle of daily life. Upon entering, you are welcomed by a warm and inviting lounge, featuring a open fire with a wooden beam surround and mantle, creating the perfect ambience for cosy evenings.

The traditional farmhouse kitchen is thoughtfully



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Aberdour, Burntisland

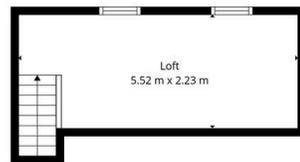
- Beautifully Designed Two Bedroom Cottage In A Tranquil Location
- Warm And Welcoming Lounge With Open Fire And Wooden Beam Surround And Mantle
- Traditional Farmhouse Kitchen With Double Belfast Sink And Oak Work Surfaces
- Two Double Bedrooms
- Great Size Rear Garden Immersed In Nature
- Full Length Feature Wall To Wall Windows In Dining Room Overlooking The Garden
- Private Working Allotment
- Fully Floored Attic Space With Built In Storage, Electrical Points, Heating And Views Of The Pentlands
- Parking To The Front And Rear Of The Property
- Recently Installed Decking Area To The Rear Along With Large Outbuilding With Electricity And Water Supply



Charming two bedroom cottage with modern comforts, farmhouse kitchen, dining room with garden views, attic space, private allotment, parking, and decking in a peaceful, well-presented setting.



Ground Floor



1st Floor

**TOTAL: 91 m<sup>2</sup>**  
 GROUND FLOOR: 81 m<sup>2</sup>, 1ST FLOOR: 10 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 3 m<sup>2</sup>, LOW CEILING: 3 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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