



**1 Kirk Cottages High Street, Aberdour, Burntisland, Fife, KY3 0SR**

Three Bedroom, End-Terrace, Stone-Built Period Cottage with Gardens & Garage

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# Property Description

Beautifully presented and spacious, three-bedroom, end-terrace, stone-built period cottage with gardens and an allocated garage. Located in the sought-after and highly regarded coastal village of Aberdour, Fife. Comprises an entrance porch, hall, living room, an open-plan kitchen and dining room, utility room, three double bedrooms, an en-suite shower room, and a family bathroom. "Pure fibre" to the property currently being installed in the area by Lothian Broadband advertising speeds up to 2Gbps.

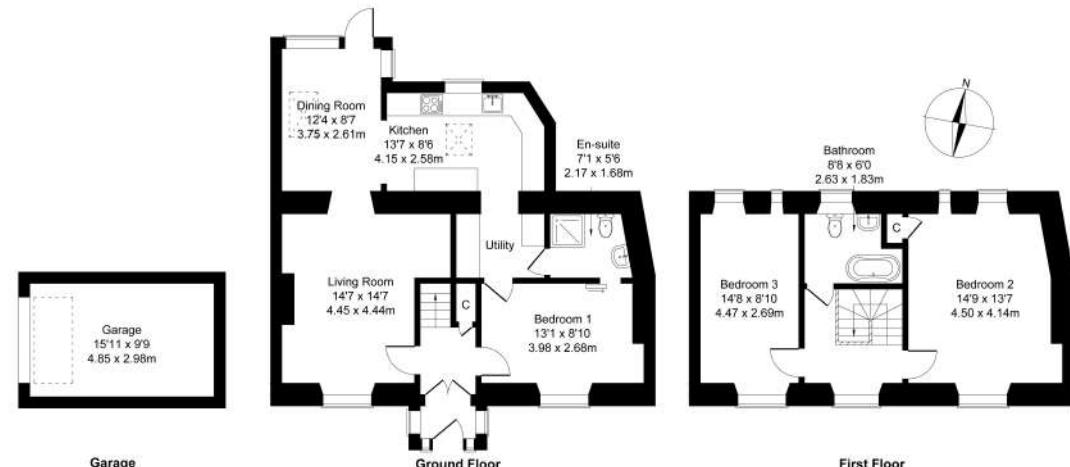
Rarely available, this desirable and characterful property combines period features with quality contemporary fittings and an impressive bespoke rear extension. Highlights include a quality kitchen with silestone worktops and integrated appliances, stylish bathroom suites, gas central heating and a wood-burning stove for the lounge. Further features include varnished period wood floors, skylight windows and flagstone flooring for the extension, and a floored loft space mirroring the floor plan. Externally, the gardens offer a patio and lawn path to a second private garden with a storage shed; whilst an allocated garage is accessed from a private lane, providing off-street parking.

A generous, glazed entrance porch offers space for outerwear, whilst storm doors open to the ground floor hall featuring a built-in storage cupboard and varnished wood flooring which continues into the two front-facing rooms and the staircase to the first floor. A good-sized lounge includes a picture rail, window-box storage, and a fireplace surround housing the wood-burning stove.

From the lounge, we enter the bespoke extension creating an open-plan kitchen and dining room featuring extensive glazing with garden views, skylight windows, and exposed rafters. The quality fitted kitchen includes a ceramic sink with a spray-pull tap; an integrated dishwasher and induction hob with an integrated extractor vent, an eye-level microwave/oven and a double oven with a 'slide and hide' door. Set internally off the kitchen is a convenient utility room with further fitted storage, a fridge/freezer, a worktop, and connecting doors to both the shower room and the front-facing bedroom.

Set to the front, the flexible bedroom, currently used as an office, features a stylish en-suite shower room and a traditional-style fireplace surround. The spiral staircase leads up to a bright and open galleried landing, giving access to two dual-aspect and carpeted double bedrooms. Completing the accommodation, with a rear-facing window, the family bathroom is fitted with a stylish, traditional-style suite, including a mains shower over the bath and tiled splash walls.

Qmov<sup>8</sup> 1 Kirk Cottages, High Street, Aberdour KY3 0SR  
Approximate Gross Internal Area: (1335 sq ft - 124 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





# Area Description

Aberdour is a sought-after town on the Fife coast, consisting mostly of older residential properties, and a good range of facilities such as local shopping, schooling, tennis, bowling and sailing clubs, and Aberdour Golf Club. Silversands Beach is a popular destination, as are the 12th century St Fillan's Church and the historic Aberdour Castle. Aberdour is perfect for the commuter with the main east coast railway line running through the picturesque Aberdour Railway Station, with the M90 approximately 5 miles to the west of the town, with Edinburgh city centre approximately 30 minutes by road, 30 minutes by rail from Aberdour's railway station or from nearby Dalgety Bay, and the park and ride at nearby Inverkeithing.











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