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MOSS COTTAGE WEST BY ABERDOUR *BY ABERDOUR, KY3 0RX*







Moss Cottage West By Aberdour

Nestled in a semi-rural setting between Aberdour and Dalgety Bay, Moss Cottage West is a delightful Detached Stone-built Cottage that exudes character and charm. This unique property is perfect for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

The cottage features three inviting reception rooms, including a magnificent lounge and dining area that spans an impressive 28 feet, offering breathtaking views of the surrounding countryside. The spacious luxury shower room and two well-appointed double bedrooms provide comfortable living spaces, while the 21-foot kitchen/breakfast room has been superbly refitted, making it a joy for culinary enthusiasts.

Moss Cottage West is not only aesthetically pleasing but also practical. It boasts a large fenced garden area, ideal for outdoor activities, alongside an extensive workshop and sauna, catering to various hobbies and relaxation needs. For pet owners, there are two dedicated dog runs, ensuring your furry friends have ample space to roam. The property also accommodates parking for up to four vehicles, adding to its convenience.

Transport links are excellent, with easy access to the M90 for commuters and main rail services from nearby Aberdour and Dalgety Bay Stations. Regular public transport options are available right from your doorstep, connecting you to local amenities, including supermarkets, shops, and restaurants, as well as to Dunfermline and Kirkcaldy.

With air source heating, double glazing, solar panels and a cosy wood-burning stove, Moss Cottage West combines modern comforts with the charm of countryside living. This one-of-a-kind property offers a rare opportunity to enjoy a peaceful lifestyle while remaining well-connected to the conveniences of modern life.

Offers Over £310,000





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DESCRIPTION

In a picturesque, rarely-available semi-rural setting between Aberdour and Dalgety Bay, Moss Cottage West is an impressive extended Detached Stone-Built Cottage that will delight all who view, boasting three spacious reception rooms, beautifully refitted kitchen/breakfast room, 2 double bedrooms, workshop/study and luxuriously appointed shower room, making it an ideal family home or a tranquil retreat.

As you step inside, you are greeted by a beautifully proportioned lounge featuring a central stone fireplace with a cosy wood-burning stove, perfect for those chilly evenings. The room is bathed in natural light, thanks to large picture window that frames outstanding views across the surrounding countryside. The dining area is on an open plan basis with the lounge providing a delightful space for family meals and entertaining guests as well as enjoying direct access via patio doors to the South and West-facing sun terrace. A large inner hallway opens to the impressive modern kitchen/breakfast room that is both functional and inviting. There are two excellent bedrooms with built-in storage. The cottage is further enhanced by a luxury modern shower room with underfloor heating, a large family sitting room, substantial workshop of approx 3.31m x 3m (10'10" x 9'10"), storage area measuring approx 2.43m x 3.42m (7'11" x 11'2") and generous study/hobby room 5.14m x 3.19m (16'10" x 10'5"), ensuring ample space for all your needs.

Outside, the South and West-facing mature terraced garden is a true gem, offering a serene escape with its delightful landscaping, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, the property boats its own sauna, greenhouse, wood shed, 2 kennels and parking for up to 4 cars.

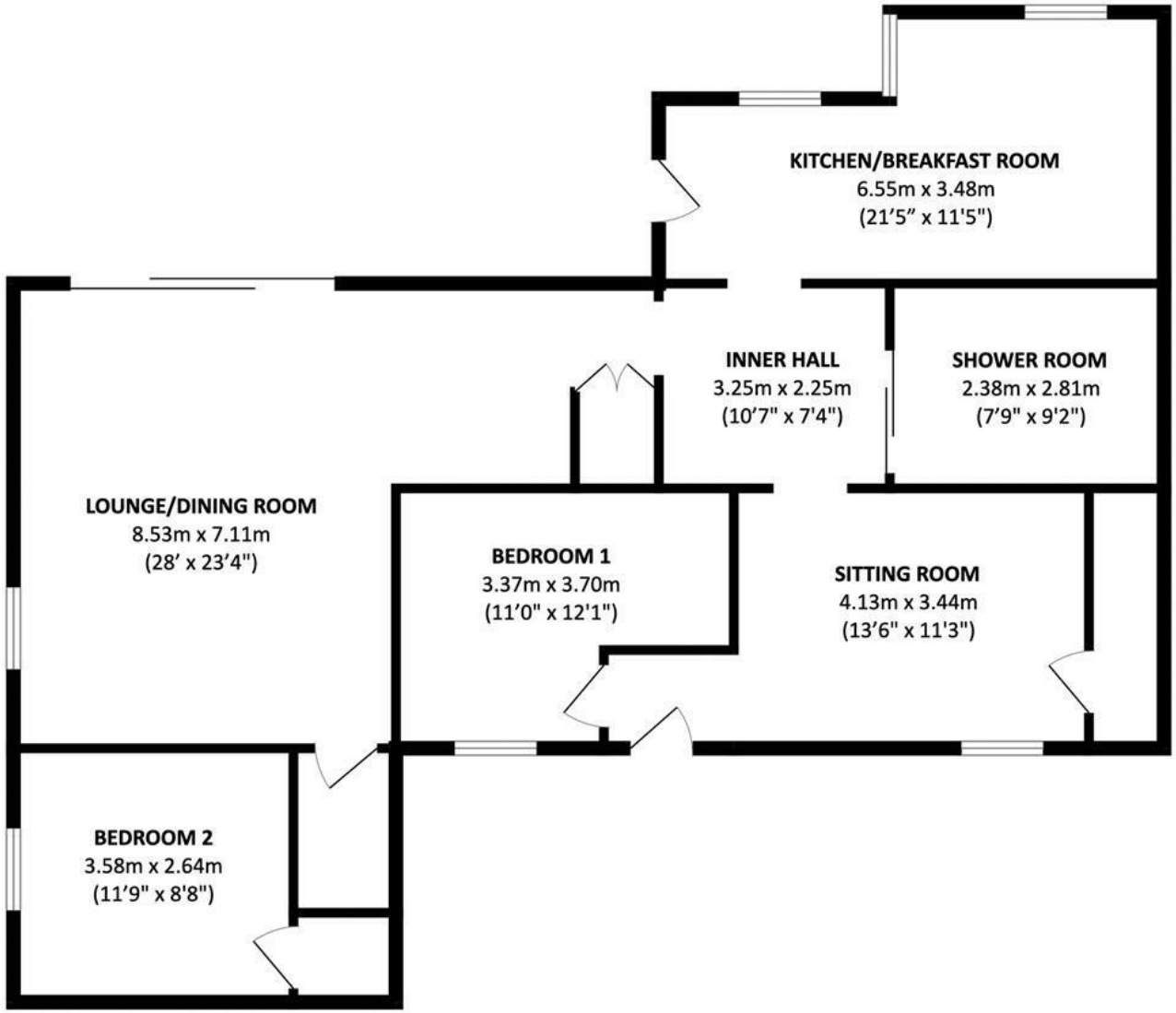
Early viewing is highly recommended to fully appreciate the location, charm and accommodation this remarkable cottage has to offer. Don’t miss the opportunity to make this captivating home your own in this highly sought-after area of Fife.











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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

Transport links are excellent, with easy access to the M90 for commuters and main rail services from nearby Aberdour and Dalgety Bay Stations. Regular public transport options are available right from your doorstep, connecting you to local amenities, including supermarkets, shops, and restaurants, as well as to Dunfermline and Kirkcaldy. Local school buses also stop at the property, making it an ideal choice for families.

Aberdour (approx 1 mile) is an attractive village and former Britain in Bloom Gold Award winner, with two beaches including the popular Silver Sands, which is a Blue Flag beach. Dalgety Bay has primary schools, supermarkets, restaurants and pubs. Dunfermline provides a wider range of retail, business and leisure facilities.

The Fife coastal path is on the doorstep providing a spectacular 117 mile trail around the coastline stretching from Culross to Tay Bridge. The surrounding Fife countryside offers an unrivalled range of recreational sporting activities including hill walking, cycling, riding and sailing. For the golfer there are many highly regarded courses in the area including Aberdour, Dunfermline, Kirkcaldy, Burntisland, Lundin Links and round to the Old Course at St Andrews.

KEY FEATURES

- Charming Extended Detached Cottage
- Sought-After Semi-Rural Setting
- Recently Completely Refurbished And Upgraded
- Delightful Lounge With Wood-Burning Stove
- Dining Room
- Family Room
- Large Inner Hallway
- Superb Views Across Surrounding Countryside
- Good-Sized Kitchen/Breakfast Room
- 2 Double Bedrooms
- Luxury Modern Shower Room
- Workshop & Study/Hobby Room
- Double glazing, Solar Panels & Air Source Heat Pump
- Terraced South-Facing Gardens
- Parking For 4 Cars

GARDENS & PARKING

Patio doors to the rear of the home overlook and give direct access to a private South and West facing sun terrace that will impress all who view! A paved area to dine, recline and appreciate the open countryside to the woodland beyond that provides an ever-changing rural aspect.

The fenced garden grounds include several terraced sections that include an area of lawn, seating areas, a greenhouse, wood shed, 2 kennels and an external sauna. The property has suitable parking for up to 4 cars.

EXTRAS

All fitted floor coverings, blinds, greenhouse, wood shed, kennels and sauna are included in the sale price.

ARRANGE A VIEWING

Viewing by appointment. Call your local Professional Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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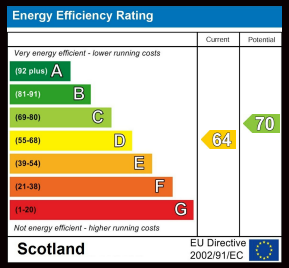
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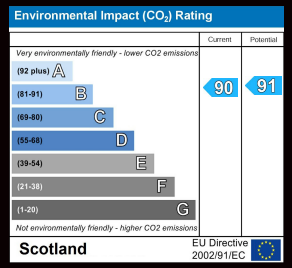
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