



Stevenson Marshall
Property & Law

Chattan Cottage, Aberdour Road
Dunfermline, KY11 8HW

Offers in the region of £295,000

Chattan Cottage, Dunfermline

A most impressive 19th century cottage with impressive mature garden grounds and large outbuilding/family room with shower room and garage access.

There is an excellent internal layout which includes a reception hallway, full width lounge (with multi fuel stove and feature exposed stone walls), conservatory, breakfasting kitchen (with solid oak work surfaces, walk in larder and 6 ring stove and Belfast sink), three bedrooms, bathroom (with roll top bath) and luxury shower room.

Gas central heating is installed with double glazed windows, flexible layout, charming period features, tasteful décor and quality flooring throughout.





Room sizes and accommodation

Reception hallway

Lounge: 8.20m x 3.56m (26'11 x 11'8)

Conservatory: 3.58m x 2.41m (11'9 x 7'11)

Breakfasting kit: 4.57m x 4.40m (15'0 x 14'5)

Bedroom 1: 4.28m x 3.74m (14'1 x 12'4)

Bedroom 2: 3.62m x 3.42m (11'11 x 11'3)

Bedroom 3: 3.80m x 1.89m (12'6 x 6'2)

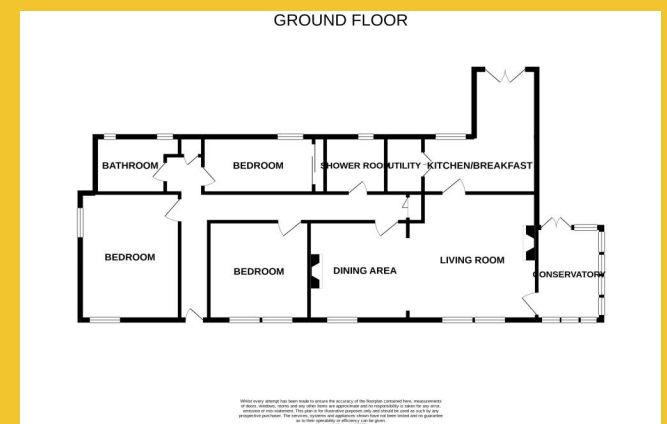
Shower room: 2.39m x 1.90m (7'10 x 6'3)

Bathroom: 2.77m x 1.77m (9'1 x 5'10)

Outbuilding/family rm 29'6 x 14' (8.99 x 4.27m)

Shower room 6'6 x 6'3 (1.98 x 1.91m)

Please note: the shower in the outbuilding is out of order.



Chattan Cottage, Dunfermline

The beautiful mature garden grounds feature a host of flower beds, large lawn, trees, shrubs and patio area. There is a large self-contained outbuilding located within the garden, with shower room and access to garage. This useful building could be utilised as a family/pool room, 'Granny flat' or successful holiday let (subject to planning). A large driveway and garage to side provide ample off street parking for several vehicles. There is a small enclosed front garden.

Chattan Cottage is pleasantly situated off Aberdour Road in the Mid Duloch District of Dunfermline, approximately 3 miles south east of Dunfermline City Centre. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or contact seller on 07821765771



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk