



Largoward

Largoward is a village in East Fife, Scotland, lying on road from Leven to St Andrews, 4½ miles north-east of Lower Largo and 6½ miles south-west of St Andrews. It is an agricultural and former mining village, one of the three main villages of the civil parish of Kilconquhar, along with Colinsburgh and the village of Kilconquhar. Dundee is 19.9 miles from the property, while St Andrews is 6.8 miles away. The nearest airport is Dundee Airport, 21.7 miles.

Largoward is a small rural school and is a main focal point within the village community. There are two classes: a composite P1-3 and P4-7. We have strong links with New Gilston Primary School in that we are jointly managed. The younger children from Largoward are transported by bus to the St. Andrews Nursery. The children travel to St Andrews University Sports Centre for PE on Thursdays and use the local village hall and outdoors for other P.E. activities.



The Bothy

Part Exchange Available!

We're very delighted to offer onto the open market this beautifully located detached cottage situated off the road down a private road with no neighbours overlooking and enjoying far fetching views over the open countryside.

The property sits in a sizeable plot with ample parking, large garden grounds enclosed by hedging and fencing. The garden has an expanse of lawn with a shed and further landscaped garden with flower and shrub beds, stone chippings and shrubbery. The garden also benefits from three small raised beds, perfect for growing your own vegetables.

You can approach the property through either the porch or as the owners do through the large sliding patio doors into the kitchen/dining room. The kitchen is bespoke and fitted with a comprehensive range of eye and base level units with a uniquely carved and seamless five meter Corian worktop all round, a double sink unit, drainer and tap with Corian splashback. Built-in double oven and grill, dishwasher and space for an American sized fridge/freezer. To the other side is a large dining area with windows to the rear.

The hallway then leads to a large utility room with boiler, under counter space for washing machine and tumble dryer and 'Belfast' style sink with large flexible tap.



The Bothy

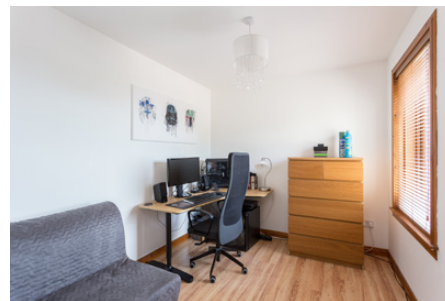
There are four bedrooms, the master has triple mirrored sliding door wardrobes and an en-suite modern three-piece shower room suite. The family bathroom is also a modern suite with shower over bath and wet walls.

The large sunny living room runs the depth of the house with wood effect laminate flooring, working coal burning fireplace, triple aspect through double glazed windows with patio doors leading out onto the decked area and finally turning stairs to the first floor.

Upstairs is a large open plan room which is currently used as a family room with study area and space for a bed with a dual aspect and 'Velux' windows. You then have a door leading into a double bedroom with front aspect Velux window, wood flooring, heating and further door leading into a large storage area (loft space).

An internal inspection is highly recommended to enjoy the outlook, size and finish of this delightful property.







Approximate Dimensions (Taken from the widest point)

Ground Floor

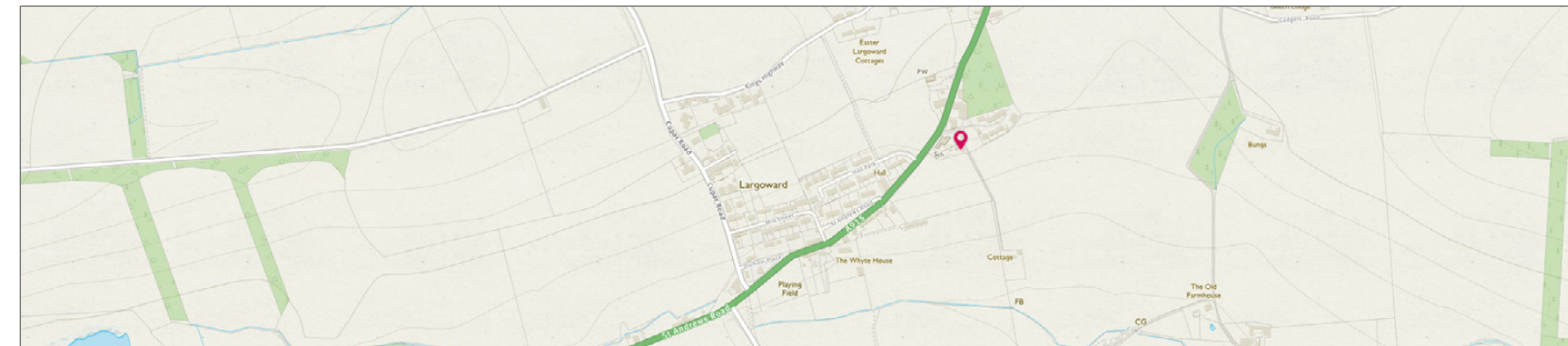
Lounge	6.40m (21') x 3.90m (12'10")
Kitchen/Diner	7.50m (24'7") x 4.70m (15'5")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
En-suite	2.50m (8'2") x 1.00m (3'3")
Bedroom 2	4.20m (13'9") x 2.50m (8'2")
Bedroom 4	3.10m (10'2") x 2.60m (8'6")
Bathroom	2.50m (8'2") x 2.40m (7'10")
Utility	3.10m (10'2") x 1.80m (5'11")

First Floor

Bedroom 3	4.80m (15'9") x 2.80m (9'2")
Family Room	5.20m (17'1") x 4.80m (15'9")

Gross internal floor area (m²): 153m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, light fittings, fitted appliances are all included in the sale.





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