



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Heather Cottage

MEADOW ROAD, BARNYARDS, KILCONQUHAR, LEVEN, KY9 1PD



# The Location

MEADOW ROAD, BARNYARDS,  
KILCONQUHAR, LEVEN, KY9 1PD

This traditional style cottage is perfectly situated in the popular village of Kilconquhar.

The property occupies a peaceful, rural location with an outlook over the surrounding countryside, but is just minutes away from long stretches of golden sandy beach in Elie which is regarded as one of the best in the East Neuk of Fife.

On a warm, sunny day at the beach, you could be mistaken for thinking you were in a Mediterranean holiday resort. A variety of country walks are also easily accessible from this property.







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McEwan Fraser Legal is delighted to present this immaculate two-bedroom home in a popular location. The property has been carefully maintained over the years and is presented in immaculate order throughout. The property enjoys a central location within the village and therefore provides access to a range of local facilities within a short walk.

The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic purchase. Benefits include central heating and double glazing.

Internally the accommodation extends to an entrance hall, family shower room with white suite, a bright open planned lounge with feature window and access to the kitchen which has ample wall and base units. The spacious conservatory is located off the kitchen with views over the rear garden. There are two large double bedrooms with the master offering built-in storage, this completes the accommodation on offer.

The outside space includes low maintenance and well-matured front and rear gardens with parking.

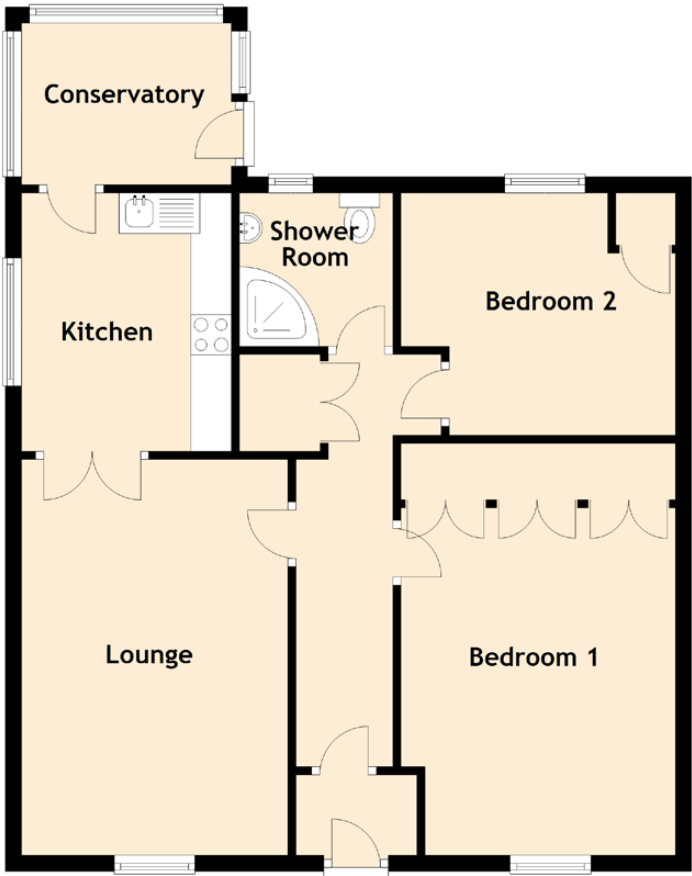






# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP

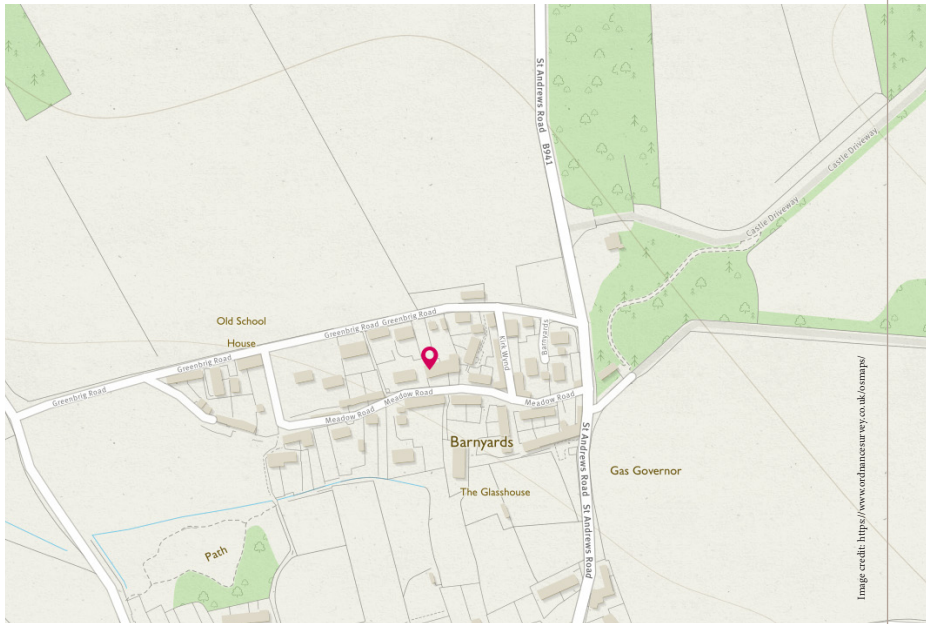


Approximate Dimensions (Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge       | 4.90m (16'1") x 3.30m (10'10") |
| Kitchen      | 3.20m (10'6") x 2.60m (8'6")   |
| Conservatory | 2.60m (8'6") x 2.00m (6'7")    |
| Bedroom 1    | 4.30m (14'1") x 3.40m (11'2")  |
| Bedroom 2    | 3.40m (11'2") x 3.00m (9'10")  |
| Shower Room  | 1.90m (6'3") x 1.90m (6'3")    |

Gross internal floor area (m²): 65m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings







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Text and description  
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 Photographer



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