




McEwan Fraser Legal
Solicitors & Estate Agents
01592 800 695

2 Mid Street
LARGOWARD, LEVEN, KY9 1HY

THE LOCATION

LARGOWARD, LEVEN, KY9 1HY

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.



2 Mid Street

LARGOWARD, LEVEN, KY9 1HY

2 Mid street is a delightful semi-detached bungalow situated within a sought after 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 family purchase. Benefits include an electric wet central heating system and double glazing. Internally the accommodation extends to an entrance hall, family bathroom with white suite three piece suite, a bright lounge with feature window, a fitted kitchen with a selection of wall and base units with access to the utility room with side door leading to the gardens. Also to this level, you will find two double bedrooms with built-in storage, which completes the accommodation on offer.

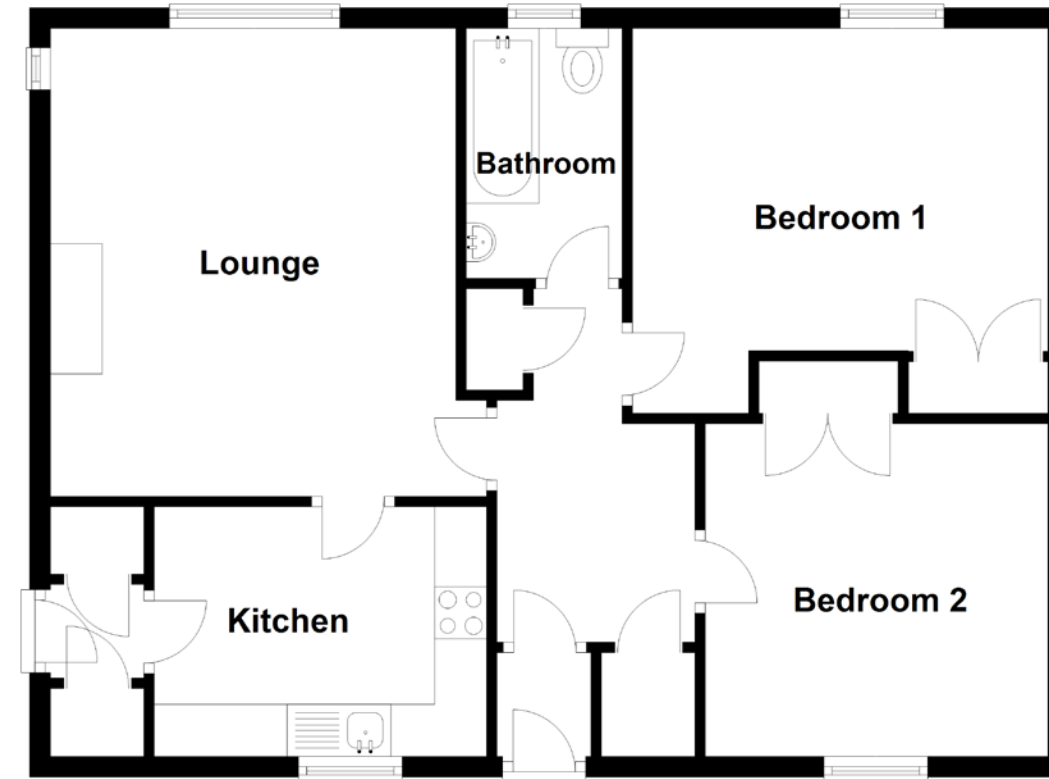
The outside space includes low maintenance and well-matured gardens that wrap around the property with off-street parking.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen	3.20m (10'6") x 2.40m (7'10")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bathroom	2.40m (7'11") x 1.50m (4'11")

Gross internal floor area (m²): 72m²
EPC Rating: D

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

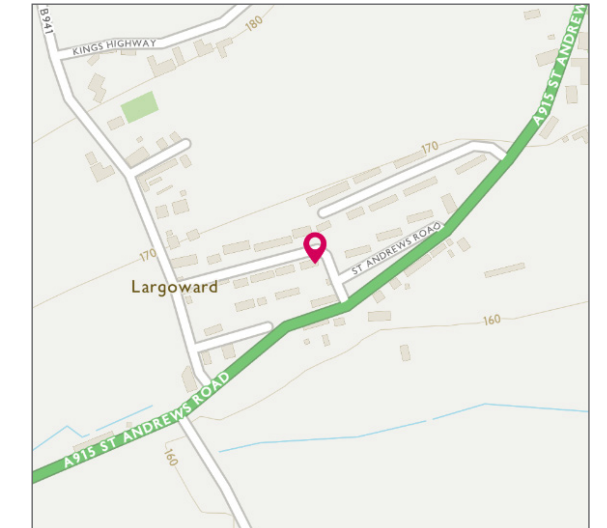


Image credit: <https://www Ordnance Survey.co.uk/omaps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer