

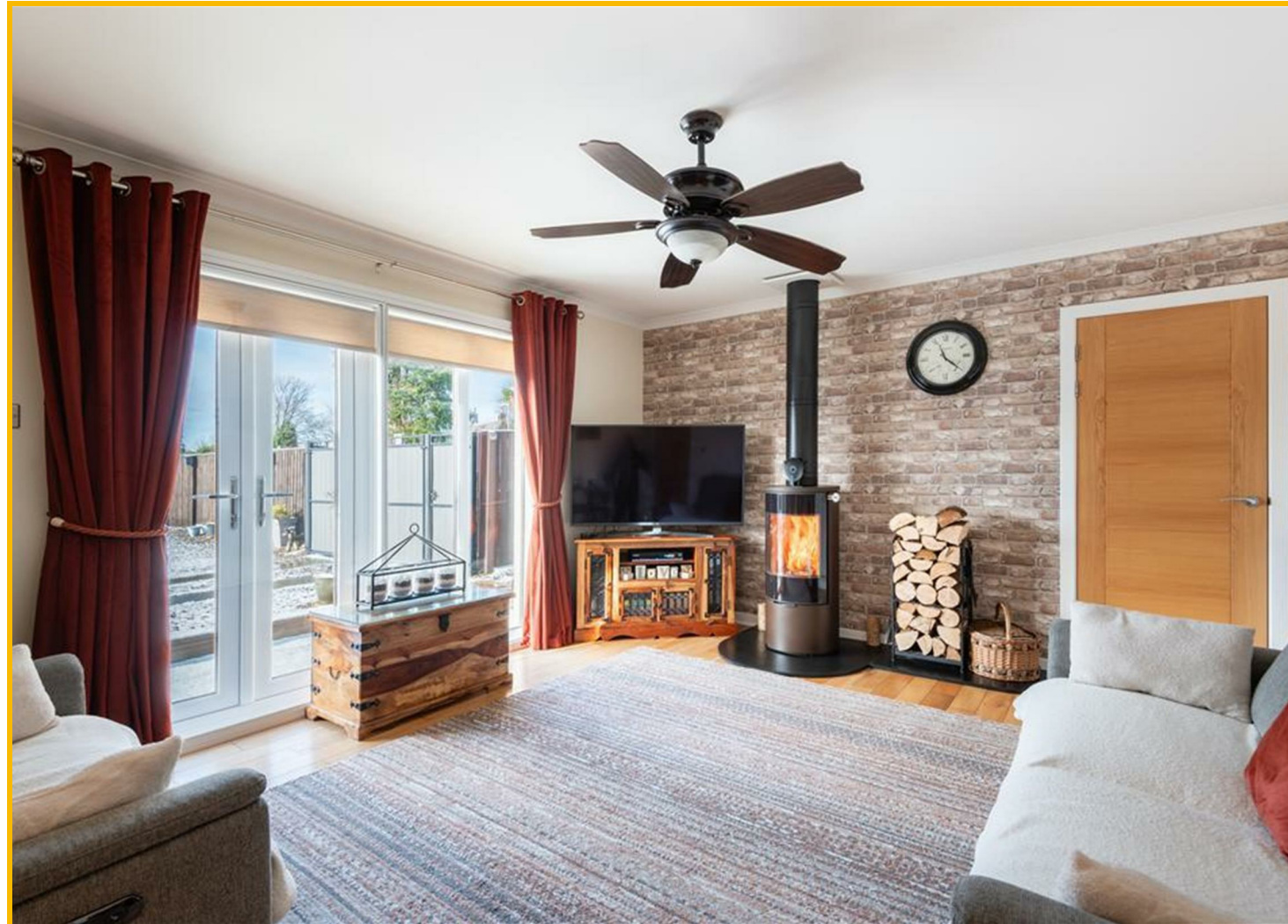
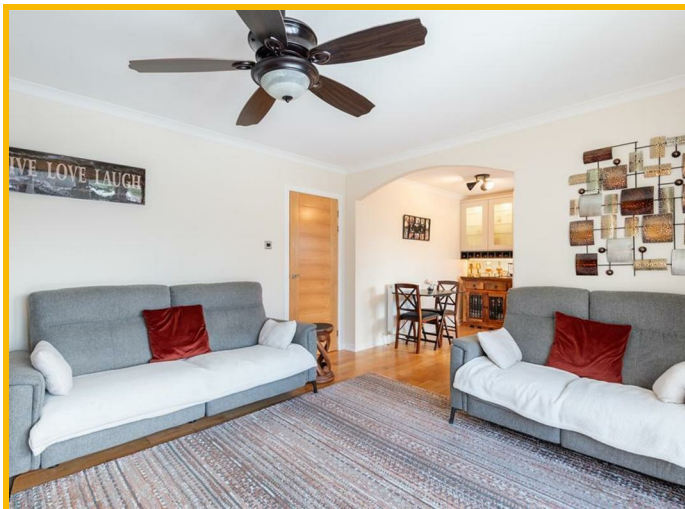


2A St Andrews Road, Largoward, Fife, KY9 1HZ

Offers Over £255,000



STUNNING 3 Bedroom Detached Bungalow with OPEN PLAN MODERN INTERIORS, double bedrooms and an enclosed low maintenance garden offering OFF STREET PARKING. Situated in a Semi-Rural location approximately 7-9 miles from Anstruther, Leven, St Andrews and Cupar providing all essential amenities and health services. Local Primary School with Secondary Level Education served at Madras in St Andrews. Comfortable driving distance to Fife's beautiful coastal path and golden sandy beaches with several great golf courses nearby. Accommodation: Vestibule. Living room, dining kitchen, 3 double bedrooms and a bathroom. Double and triple glazing. GCH. Solar panels. Enclosed garden with off street parking. PERSONAL PROPERTY TOUR available online.



## LOCATION

Largoward is a beautiful village surrounded by picturesque countryside. At its heart is the thriving village hall with primary education provided locally and secondary education at Madras College in nearby St Andrews. St Andrews, the Home of Golf provides the main shopping facilities. One of Europe's finest towns, St Andrews is a place of history, culture, learning, a wonderful coastal resort with an abundance of high-quality restaurants and shops. The University of St Andrews which is ranked top in Scotland and the historically famed Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many other golf courses including "The Open Championship" Golf course which is ranked among the finest in the world. It's truly a place that will take your breath away.

## DIRECTIONS

Please contact agent for further information.

## VESTIBULE

Access is via a UPVC door leading into the vestibule. Opaque double-glazed window to the side. Cupboard houses the solar meter and provides storage space. Coving. Radiator. Tiled flooring. Doorway to the living room.

## LIVING ROOM

15'2" x 13'0" (4.63m x 3.98m)

Bright living room with triple-glazed windows and patio doors with inner secondary glazing overlooking the garden. Feature log burning stove set on a slate hearth. Coving. Radiator. Oak flooring. Open plan to the dining kitchen.

## DINING KITCHEN

12'3" x 9'10" (3.74m x 3.00m)

Beautiful fitted kitchen comprising: Wall mounted, floor standing units with quartz worktops and splashbacks. Integrated appliances include an induction hob, no touch extractor fan, eye level oven with hide away door, microwave oven, dish washer, washing machine, fridge/freezer, 'Quooker' instant hot water tap and soap dispenser. Alcove with a fitted wine rack and storage cupboard. Space for

dining furniture. Radiator. Oak flooring. Doorway to the inner hall.

## INNER HALL

Hatch provides access to the partially floored roof space via a fixed wooden ladder, providing housing for the LPG fuelled condensing combi boiler and the solar panel battery storage. Cupboard provides shelving/storage space. Coving. Radiator. Oak flooring.

## BEDROOM 1

12'7" x 10'0" (3.85m x 3.05m)

Bright double bedroom with a double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Engineered hardwood flooring.

## BEDROOM 2

13'0" x 9'1" (3.97m x 2.79m)

Additional double bedroom with a double-glazed window to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Oak flooring.

## BEDROOM 3

9'4" x 8'7" (2.87m x 2.64m)

Further double bedroom with a double-glazed window to the side. Cupboard provides shelving/hanging/storage space. Coving. Radiator. Oak flooring.

## BATHROOM

9'10" x 5'8" (3.01m x 1.75m)

Luxury 4-piece comprising: W.C, vanity wash hand basin, bath with mixer tap shower attachment and a walk-in shower enclosure with a thermostatic control rainfall shower. Fitted furniture provides storage. Opaque double-glazed window to the side. Fully wet walled. Heated towel rail. Illuminated mirror. LVT flooring.

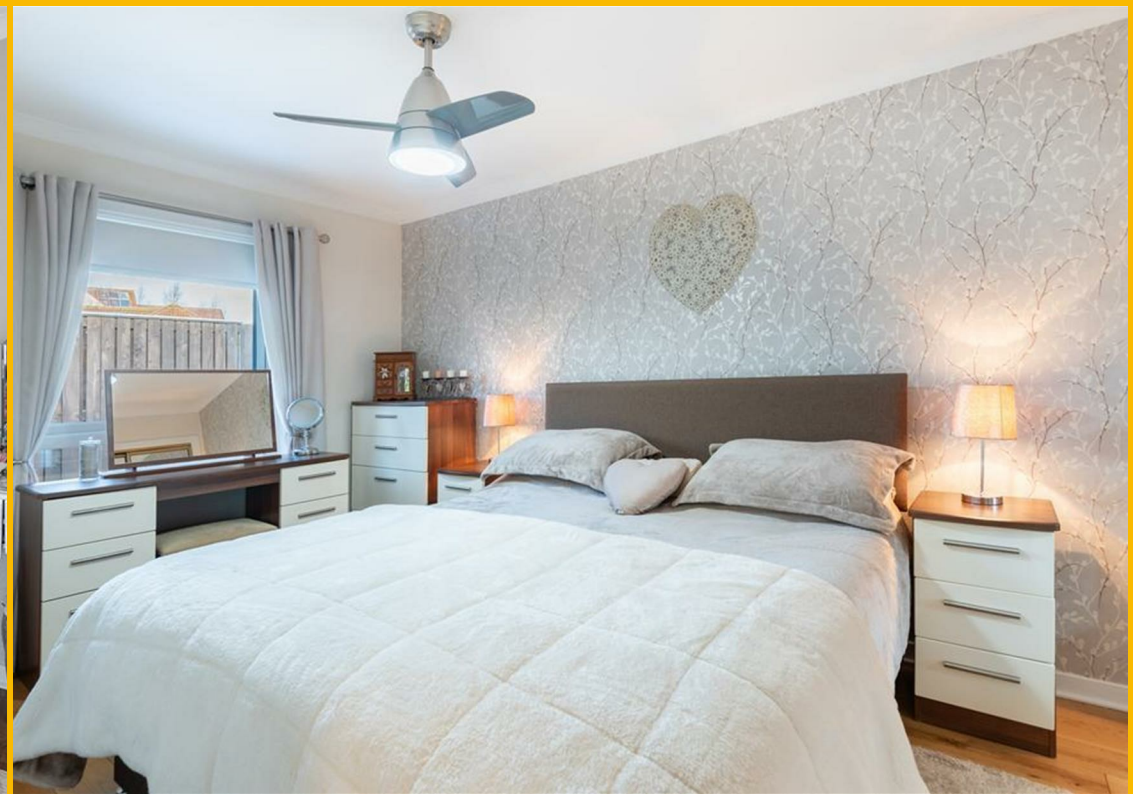
## GARDEN

The property benefits from a wraparound low maintenance garden with areas of artificial grass, gravel and paving

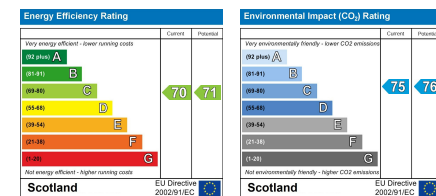
providing ample space for garden furniture to relax and enjoy time in the sun. An area of timber decking to the rear/side of the property provides a private spot for furniture to spend time outdoors. The garden has external power sockets and an EV charger point. Shed provides ample outdoor storage space. The garden is fully enclosed with metal composite double gates providing access for off street parking.

## AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.