



1 St. Andrews Road, Largoward, KY9 1HT

Offers Over £320,000



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1 St Andrews Road is a charming, traditional, detached villa, built circa 1886, located in the popular village of Largoward and conveniently located for the East Neuk villages and St Andrews. The property enjoys countryside views, off-street parking via a driveway and double garage. Largoward offers a primary school, church, rural walks and a village hall hosting a range of events.

The accommodation is arranged over two levels. The ground floor comprises: entrance vestibule with a glazed door opening to the main hall, which has an understairs cupboard, lounge, dining room, conservatory, kitchen, bedroom three / study and bathroom. The dual aspect lounge has a feature fireplace with a gas imitation wood burning stove and overlooks the gardens. The dining room enjoys countryside views, has a feature wood burning stove and opens through to the conservatory. The modern kitchen is fitted with integrated hob, oven and dishwasher, has space for freestanding appliances and floor and wall mounted units with complementary work surfaces. The ground floor bedroom, currently

used as a sitting room / study, overlooks the side garden. The modern bathroom includes a WC, wash hand basin with vanity unit and bath with an overhead shower. Upstairs, there are two spacious double bedrooms with built-in wardrobes and attractive countryside views, together with a separate WC.

The property benefits from double-glazed windows and LPG-fired central heating.

Externally, a driveway to the side provides parking for several vehicles and leads to a detached double garage with light and power. The enclosed rear garden is landscaped with a patio and decorative low maintenance chips whilst enjoying views across the surrounding countryside. This extends to the side garden with charming seating area. There is access to a cellar with light and power supply.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- Detached villa
- Lounge & Dining room
- Conservatory
- Kitchen
- Bedroom three / Study
- Two further double bedrooms
- Bathroom & W.C.
- LPG CH & DG
- Garden to front, side & rear
- Garage & Driveway

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: F

FLOOR AREA: 1571.53 SQ FT







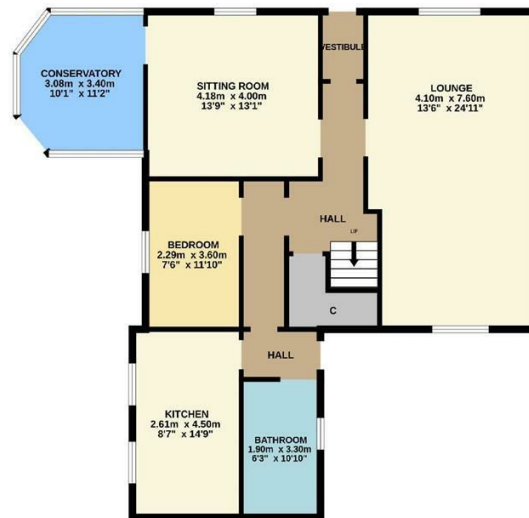
Room Sizes

Approximate measurements

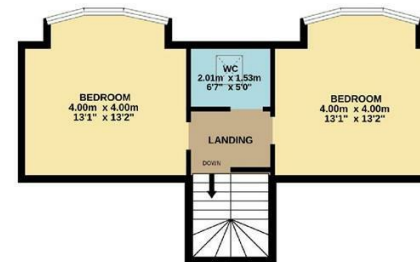
Lounge	13'5" x 24'11"
Dining Room	13'8" x 13'1"
Conservatory	10'1" x 11'1"
Kitchen	8'6" x 14'9"
Bedroom Three / Study	7'6" x 11'9"
Bedroom	13'1" x 13'1"
Bedroom	13'1" x 13'1"
Bathroom	6'2" x 10'9"
W.C.	6'7" x 5'0"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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without any obligation.

Contact our Property Department
at any of our offices.

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