





Rarely available, Kirkland Cottage is an outstanding detached house with a scenic location in the village of Largoward. This south-facing home offers spacious, neutrally decorated accommodation, including two double bedrooms, two reception rooms, a dining kitchen, and a four-piece bathroom (plus WC). Furthermore, it boasts a fully-floored attic ready for use, generous private parking, mature gardens, and a paddock approximately one acre in size.



Inside Kirkland Cottage, a dual-aspect porch and central hall welcome you in. On the right is the living room, which has a generous footprint that sees lots of warm sun from south-facing windows. Here, a handsome focal-point fireplace frames the room, whilst suitable décor creates a homely environment for everyday use. An open archway flows into the neighbouring dining room, which is perfect for formal occasions. For more casual evenings, the dining kitchen offers space for another table and chairs. It also comes well-appointed with cabinets and sweeping worksurfaces, housing an integrated ceramic hob, oven/grill, and fridge/freezer, and space for additional appliances. A utility area and WC are adjacent. Meanwhile, the two double bedrooms are both bright and airy: one is equipped with a built-in wardrobe, the other with a built-in cupboard. Conveniently nestled between the two rooms is a four-piece bathroom, equipped with a bath and separate shower cubicle. An expansive, fully-floored attic provides outstanding potential and the opportunity for creative use. Oil-fired central heating and double-glazed windows are throughout.

Externally, the home has a substantial paddock, as well as a leafy rear garden with a drying area, and a large, landscaped front garden with a sunny, south-facing aspect. Ample parking is provided via a driveway and detached single garage.

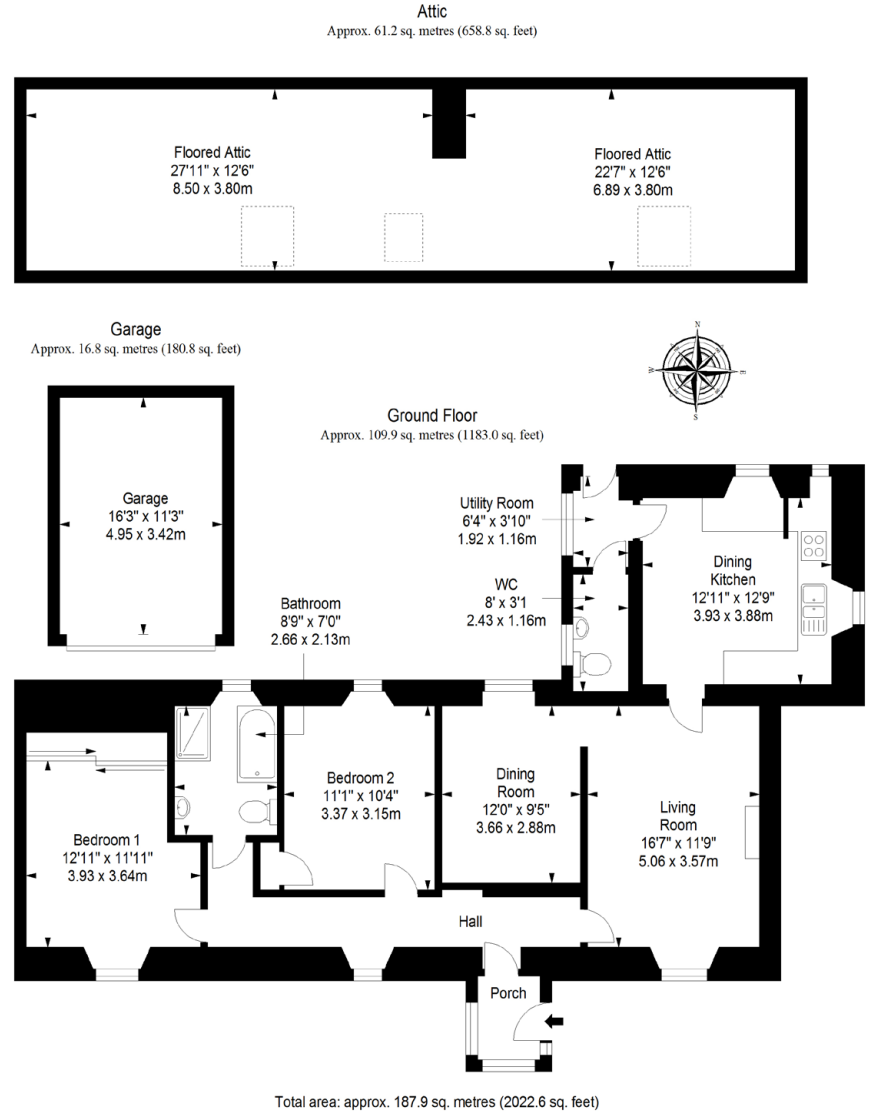
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The dishwasher, washer, and dryer may be available by separate negotiation.

EPC - E



Features

- South-facing detached cottage
- Scenic location in Largoward
- 15 minutes by car to St Andrews
- Spacious accommodation
- Neutral interiors throughout
- Entrance porch & central hall
- South-facing living room
- Good-size dining room
- Well-appointed dining kitchen
- Utility area & a WC
- Two airy double bedrooms
- Four-piece bathroom
- Expansive, fully-floored attic
- South-facing front garden
- Rear garden with drying area
- A paddock roughly 1 acre in size
- Driveway & single garage
- Oil-fired central heating & DG



17-21 BELL STREET, ST ANDREWS, KY16 9UR, UNITED KINGDOM | 01334 474200 | WWW.THORNTONS-PROPERTY.CO.UK | STANDREWSEA@THORNTONS-LAW.CO.UK

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