



49 Main Street, Kilconquhar, KY9 1LG

Offers Over £420,000







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**OFFERS OVER**  
**£420,000**

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Rollos are delighted to offer to the market this impressive, C Listed, traditional detached villa situated within the charming East Neuk conservation village of Kilconquhar. The property offers generous accommodation and benefits from off street parking via garage.

The accommodation is formed over two levels comprising on the ground floor; main reception hall with cupboard, lounge with dining area, dining kitchen and WC / Cloaks. The large lounge has a feature fireplace, French doors to the rear garden and open views over the neighbouring paddock. The modern kitchen has built-in appliances (cooker and fridge / freezer) and floor and wall mounted units with complementary work surfaces. A door opens out to the rear garden. The first floor accommodation comprises; master bedroom with modern en-suite shower-room, three further bedrooms with built-in storage and family bathroom. The master bedroom has two built-in wardrobes and enjoys views over neighbouring fields. The family bathroom suite consists of WC, wash hand basin, bidet and bath with shower off mixer tap.

The property benefits from gas fired central heating and double-glazing.

Externally there is a small garden to the front laid with lawn and bordered by various plantings. A shared chipped driveway to the side provides access to the garage with light and power supply. To the rear, the enclosed charming garden has a patio seating area, lawn, variety of established plants, trees and shrubberies.

The village of Kilconquhar has a range of amenities including 17th century bar / restaurant, woodland walks including Kilconquhar Loch, whilst nearby Elie has a golf course and wider range of facilities. St Andrews is within approximately 11 miles and has world class amenities.

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







- C Listed detached villa
- In Conservation area
- Living room & Dining room
- Kitchen
- Master bedroom & En suite
- Three further bedrooms
- Bathroom & W.C.
- GFCH & DG
- Gardens to front & rear
- Driveway & Garage

### **INCLUDED**

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

### **SERVICES**

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

### **VIEWING**

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

**COUNCIL TAX BAND G**

**EPC RATING: D**

**FLOOR AREA: 1323.96 SQ FT**













## Room Sizes

*Approximate measurements*

Living Room	11'8" x 11'0"
Dining Room	17'4" x 10'3"
Kitchen	17'0" x 11'2"
Bedroom	11'7" x 10'9"
En Suite	8'4" x 6'2"
Bedroom	10'3" x 9'4"
Bedroom	11'1" x 9'8"
Bedroom	11'1" x 7'8"
Bathroom	8'9" x 6'2"
Garage	18'0" x 10'9"





Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 143.1 sq m / 1540 sq ft

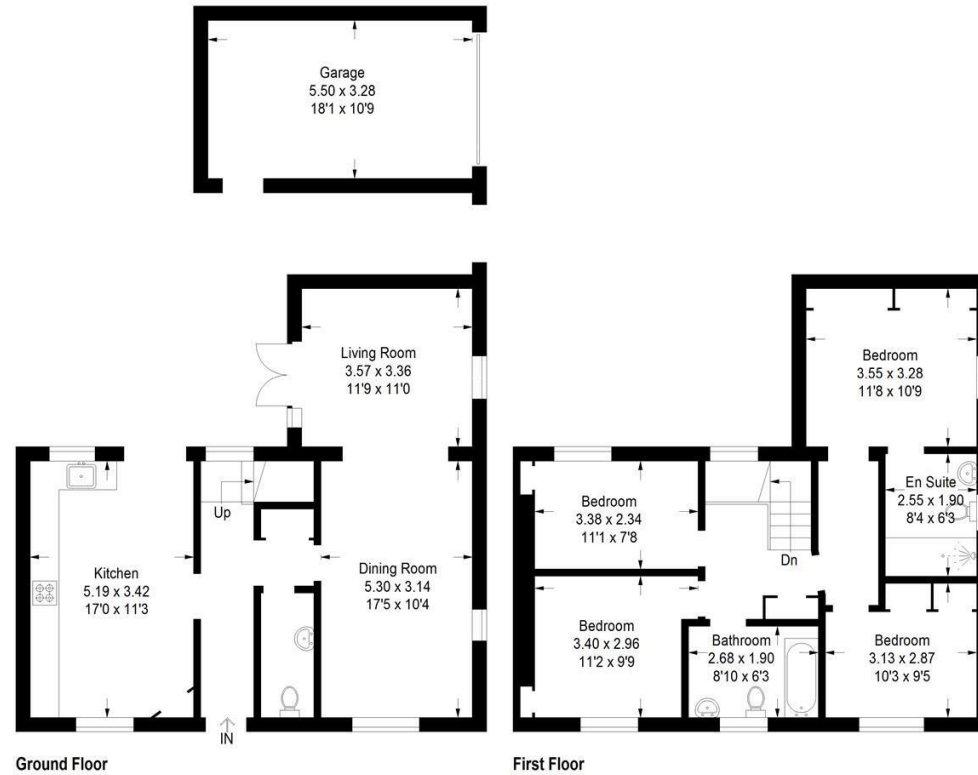


Illustration For Identification Purposes Only. Not To Scale (ID:1090428/ Ref:88280)



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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.