



**Greenside Cottage , Arncroach, KY10 2RX**

**Offers Over £300,000**







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**OFFERS OVER**  
**£300,000**

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Greenside Cottage is a particularly charming, detached cottage located on the periphery of the semi-rural village of Arncroach in the East Neuk of Fife and set amongst mature grounds of just under a half an acre or thereby. The property enjoys views over neighbouring countryside towards Gillingshill reservoir and the nearby nature reserve provides beautiful woodland walks. The cottage also benefits from a large detached garage with workshop, a variety of outbuildings and parking for numerous cars.

The accommodation is formed over one level comprising: main reception hallway, lounge, conservatory, kitchen, two bedrooms, shower room, utility room and rear porch. The lounge has a feature fireplace with multi-fuel stove, built-in cupboard and French doors leading through to the conservatory. The conservatory overlooks the established front garden with open views towards Edinburgh in the distance. French doors lead out to the front. The kitchen has a built-in calor gas hob and electric oven, space for appliances and floor and wall mounted units with complementary work surfaces. The dual aspect

master bedroom benefits from built-in bedroom furniture. The second bedroom has views over the rear garden. The shower room suite comprises WC, wash hand basin and shower cubicle and built-in storage.

The property benefits from double glazing and multi-fuel heating.

Externally, the large garden to the front is laid with lawn with a feature pond. To the rear, there is an extensive parking area with garage and outbuildings. A gate leads to a substantial plot of ground primarily laid to lawn but was previously used as a vegetable garden with livestock. This area may be developed, subject to the necessary planning consents.

The picturesque fishing village of Pittenweem is located approx. 4 miles away with St Andrews approx. 9 miles away, both offering excellent amenities.

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







- Detached bungalow
- Lounge & Conservatory
- Kitchen & Utility room
- Two bedrooms
- Shower room
- Rear porch
- DG & Multi-fuel solid heating
- Garden to front with pond
- Garage, outbuildings & parking for several cars
- Plot extending to approx half an acre

### INCLUDED

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

### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank.

### VIEWING

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

**COUNCIL TAX BAND C**

**EPC RATING: E**

**FLOOR AREA: 861.11 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	11'8" x 15'2"
Conservatory	11'0" x 12'1"
Kitchen	11'8" x 6'10"
Utility Room	6'5" x 8'3"
Rear Porch	6'5" x 5'0"
Bedroom	8'11" x 15'2"
Bedroom	7'1" x 11'2"
Shower Room	9'0" x 9'3"





GROUND FLOOR  
73.9 sq.m. (795 sq.ft.) approx.



TOTAL FLOOR AREA: 73.9 sq.m. (795 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.