



**Weavers Cottage, 53 Main Street, Dunshalt, KY14 7EX**

Offers Over £230,000



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**OFFERS OVER**  
**£230,000**

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Number fifty-three is a delightful semi-detached cottage within the village of Dunshalt. The property offers extensive enclosed garden grounds to the rear bordering open farmlands. Located within the popular village of Dunshalt which is situated within close proximity to Ladybank (3 miles) which offers a mainline railway station with connections to Dundee, Edinburgh and Perth making this an ideal base for communing.

The property is entered via door to the front into the entrance hallway where there are excellent storage facilities one of which houses the central heating boiler.

Bedroom on ground level offers windows to the front and rear. Fitted wardrobe facilities. The professionally, recently installed kitchen is fitted with white base and wall units with soft close doors and drawers, co ordinating dark work surfaces, integral dishwasher, sink and drainer. Electric double oven and induction hob with Bosch extractor above. Space for washing machine and fridge freezer. Built in pantry cupboard. Window over looks and door leads to the rear.

The delightful lounge offers a large three paned window to the rear garden. Gas fired stove. Windows to side and front.

An open tread staircase leads to the upper level where there is an open plan area which is currently being utilised as an office area but could also be used as a 2nd public / family or play room with Velux window.

A door leads into the large master bedroom with two Velux windows to the rear with views towards farmlands. Storage into the eaves.

The delightfully, extensive gardens to the rear are laid to lawn with two timber sheds and summerhouse. A gate gives access to the side of the property.

A gate leads to a further section of garden beyond the main area which again is mainly laid to lawn and with a variety of shrubs and fruit trees and is bordered by open farmlands beyond.





- Delightful Semi-detached cottage with extensive private garden grounds to the rear
- Entrance hallway
- Lounge with gas fired stove
- Fitted kitchen with views over the rear garden
- Two bedrooms
- Open plan office area on upper level
- Family bathroom
- Gas central heating
- Double glazing
- Large enclosed garden grounds to the rear

### INCLUDED

All fitted carpets and fitted floor coverings. Curtains, blinds. Samsung Bluetooth Fridge freezer by negotiation,

### SERVICES

Mains water, drainage, gas and electricity

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 1076.00 SQ FT**







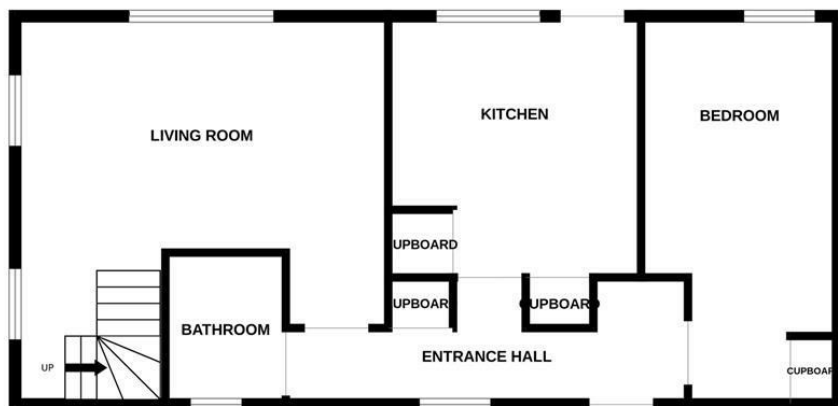
## Room Sizes

*Approximate measurements*

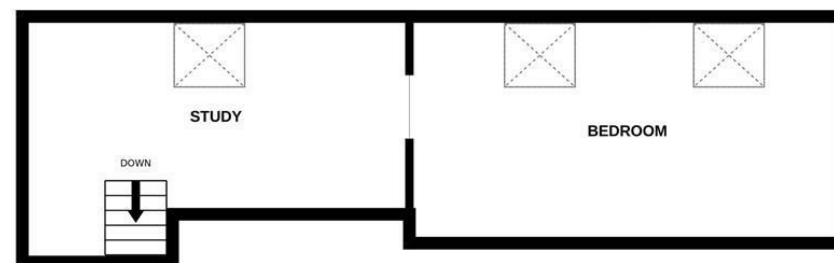
Living room	17'4" x 18'1"
Bathroom	5'6" x 7'1"
Kitchen	11'8" x 12'2"
Bedroom	9'2" x 16'0"
Office / Study	18'0" x 11'5"
Bedroom	



## 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.