

KILCONQUHAR AINSDALE

1 MAIN STREET
KY9 1LG



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Set amidst beautifully maintained substantial garden grounds and enviably located overlooking Kilconquhar Loch. Ainsdale is instantly recognisable as the first house on the left approaching Kilconquhar from Elie direction. The elevated position makes the most of the stunning view.



Located within the picturesque hamlet of Kilconquhar with the historic church and loch, as captured in the famous 'Curlers on Kilconquhar Loch' painting by John McGhie. The adaptable accommodation comprises on the lower ground floor: hall, bedroom 5/study, and contemporary shower room with a useful cloaks cupboard. This makes an ideal guest area and or annexe. A few steps lead up to the main accommodation which is all on one level consisting of generous reception hall, impressive living room enjoying the stunning views over the Loch leading to the conservatory also enjoying the views. Master bedroom with treble fitted wardrobes and overlooking the Loch, bedroom 3 adjacent to the family bathroom, bedroom 2 next to the dining room/bedroom 4 with French doors leading to the sheltered sun trap patio and garden beyond. The kitchen leads to the utility room with back door to the garden.







Extras: It should be noted that all fitted carpets, blinds, curtains and white goods are to be included in the sale price. Many items of free standing furniture are available by separate negotiation.

EPC: E

Viewing: By appointment through Pagan Osborne on 01333 310703.

Council tax band: G

The drive allows off street parking for at least 4 cars and gives access to the garage, boiler room and front door. The property benefits from gas central heating backed up by double glazing and regular maintenance both inside and out of the property. The garden grounds are thoughtfully planted with a wide variety of specimen plants providing year round interest. The garden is a real showcase and the stunning elevated views toward the Loch complete this wonderful property.





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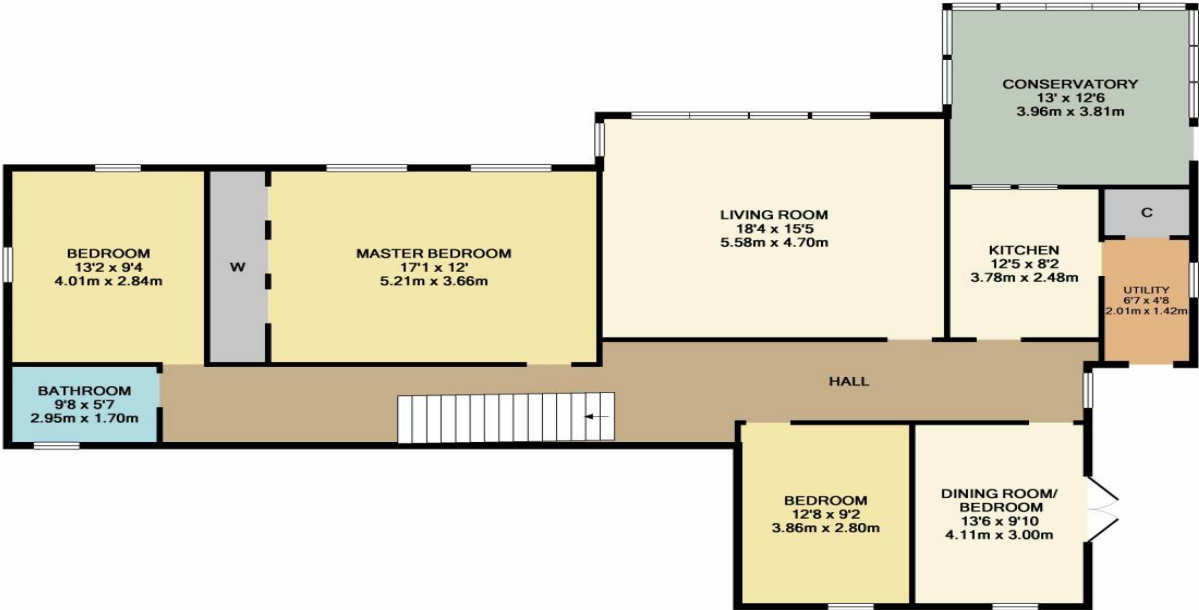
Travel Directions

Approaching Kilconquhar from the Elie direction take the first left, and first left again. Ainsdale is the first house on the left. A for sale board will be in evidence.



GROUND FLOOR

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1ST FLOOR

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PROPERTY

Edinburgh

t: 0131 539 3333

property-edinburgh@pagan.co.uk

Cupar

t: 01334 656525

property-cupar@pagan.co.uk

St. Andrews

Property t: 01334 475151

Letting t: 01334 468634/468710

property-standrews@pagan.co.uk

Anstruther

t: 01333 310703

property-anstruther@pagan.co.uk

www.paganosborne.com

paganosborne@pagan.co.uk



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