



This individually designed luxury detached family home, set within spacious garden grounds, enviably located within close proximity to Drumoig Golf Course, forms part of the prestigious Drumoig development.

The stunning property's design incorporates many superb modern features and is finished to a very high specification throughout. It is essential that prospective purchasers view the property to appreciate the extensive open plan designed accommodation. From the living dining room and dining kitchen French doors open to a south facing paved patio ideal for entertaining, relaxing and enjoying the delightful view. The property also benefits from Scandinavian triple glazing, LPG central heating and a security alarm system.

The beautifully presented open plan accommodation comprises reception vestibule, stunning living dining room with French doors to garden and double doors to spacious fully fitted dining kitchen also with French doors to garden, utility room, master bedroom with en suite shower room, three further double bedrooms, bathroom and shower room.



## Location

Drumoig is well placed for commuting to most of the surrounding towns such as St Andrews, Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to Edinburgh. Edinburgh Airport, with its shuttle service to London, is approximately 45 miles away and further airport facilities and London flights are available from Dundee.

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). There are co-educational public schools near Perth (Glenalmond and Strathallan) and The High School of Dundee is within easy reach. St Andrews is known for its university, which is one of the oldest in Britain (founded in 1410). Dundee offers two Universities, a College of Education and a Medical School.

St Andrews is renowned worldwide as "the home of golf". There are seven St Andrews Links courses including the Old Course, venue for the 2015 Open Golf Championship. There are many other golf courses in the area including The Dukes, Kingsbarns and the Fairmont complex. Locally there is Drumoig Golf Course, St Michaels Golf Course, the beautiful beaches and forest of Tentsmuir, doctors surgeries and primary schools.





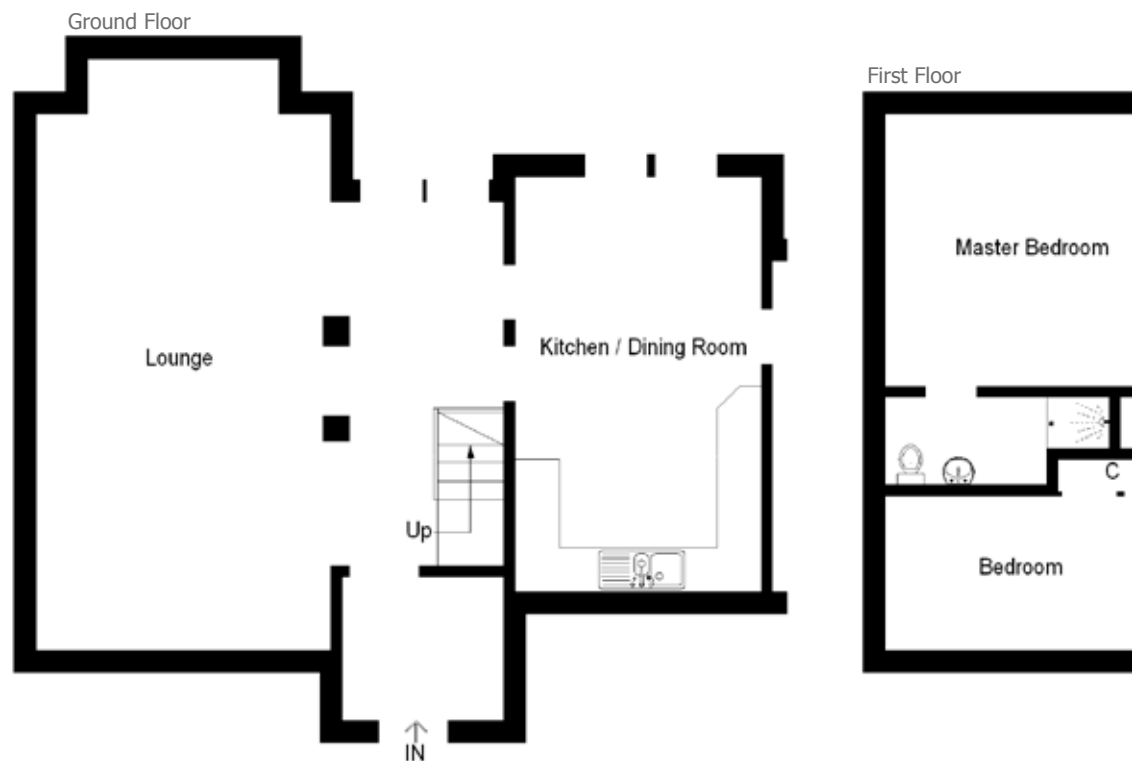
### Exterior

The property is set in delightful extensive gardens grounds, mainly laid to lawn and interspersed with a variety of flowerbeds containing attractive evergreens, heathers and trees, enclosed by evergreens and beech hedging.

At the front entrance door there is a covered pitched porch with two outside lights. A large stone chipped driveway leads to a paved car parking area outside the attached double garage. There are three attached brick built storerooms.

### Double Garage

Up and over doors to front. Pedestrian door to side.



Illustrative only. Not to scale.



## 42 Craigie Hill, Drumoig KY16 0NA

### Room Dimensions

Reception Vestibule	8'9" x 6'7"	2.69m x 2.01m
Living Dining Room	31'0" x 24'2" (at widest points)	9.45m x 7.36m (at widest points)
Dining Kitchen	23'4" x 13'8"	7.12m x 4.18m
Inner Hall	16'2" x 4'3"	4.92m x 1.30m
Utility Room	7'10" x 7'7"	2.40m x 2.31m
Master Bedroom	15'11" x 12'3"	4.86m x 3.73m
En Suite Shower Room	8'2" excluding shower cubicle x 5'4"	2.50m excluding shower cubicle x 1.62m
Bedroom 2	13'9" x 11'0"	4.20m x 3.35m
Bedroom 3	14'6" x 9'3"	4.43m x 2.82m
Bedroom 4	13'10" x 9'3"	4.22m x 2.97m
Bathroom	9'4" x 6'4"	2.86m x 1.93m
Shower Room	7'10" x 4'7"	2.40m x 1.40m



## 42 Craigie Hill, Drumoig KY16 0NA

In detail the accommodation comprises:

### Reception Vestibule

Entrance door with glazed panel to either side. Window to side. Cornice. Radiator. Ceiling light. Oak flooring with large coir mat well. Glazed door with glazed panel to either side to large open plan living dining room.

### Open Plan Living Dining Room

Triple window to front. Square bay window to rear. 'French' doors to rear garden. 'Living Flame' gas fire set in feature stone surround and hearth. Cornice. TV aerial point. Telephone point. Four radiators. Three pendant lights. Ceiling light with four halogen spotlights. Oak flooring. Double glass doors to dining kitchen. Staircase with feature wooden balusters and balustrade to upper floor.

### Dining Kitchen

Triple window to front. Double 'French' doors with glazed panel to either side to rear garden. Fitted base and wall units with co-ordinating worktop. Integrated 'Zanussi' electric oven, five ring gas burner and filter hood. Integrated 'Electrolux' dishwasher. 'LG' American style fridge freezer. 1½ bowl acrylic sink and drainer. Tiled around worktop. Cornice. TV aerial point. Telephone point. Two radiators. Tiled flooring. Ample space for dining table and chairs. Glazed door to inner hall.

### Inner Hall

Hatch to roof space. Radiator. Pendant light. Tiled flooring. Doors to utility room and shower room. Half glazed door to front and half glazed door to rear.

### Utility Room

Double window to rear. Fitted base units with worktop. Stainless steel sink and drainer. Tiled around worktop. 'Zanussi' tumble dryer. 'Hotpoint' washing machine. Built-in storage cupboard housing the 'Vokera' gas boiler and electricity meter. Extractor fan. Radiator. Ceiling light. Tiled flooring.

### Shower Room

Opaque glazed window to side. White WC and wash hand basin fitted in vanity unit with storage cupboard below. Fully tiled shower cubicle with 'Aqualisa' shower. Tiled to dado height. Shaver point. Extractor fan. Radiator. Two halogen downlighters. Ceiling light. Tiled flooring.

### Upper Floor Landing

Triple window to front. Large seating area which could be utilised as study area. Built-in cupboard housing the hot water tank. Hatch to attic. Cornice. Radiator. Two ceiling lights. Doors to bedrooms and bathroom.

### Master Bedroom

Triple window to rear with views to surrounding countryside. Two built-in double wardrobes with mirror doors. TV aerial point. Radiator. Ceiling light. Laminate flooring. Door to en suite shower room.

### En Suite Shower Room

Opaque glazed window to side. White WC and wash hand basin, fitted in vanity unit with fixed fitted wall mirror and two halogen lights behind. Built-in fully tiled shower cubicle with 'Aqualisa' shower. Extractor fan. Shaver point. Tiled to dado height. Radiator. Ceiling light. Two halogen downlighters. Tiled flooring.

### Bedroom 2

Double window to rear with views over surrounding countryside. Built-in double wardrobe with mirror doors. TV aerial point. Radiator. Ceiling light.

### Bedroom 3

Double window to front. Built-in double wardrobe with mirror doors. TV aerial point. Radiator. Ceiling light.

### Bedroom 4

Double window to front. Built-in double wardrobe with mirror doors. TV aerial point. Radiator. Ceiling light.

### Bathroom

Double opaque window to rear. Three piece white suite with wash hand basin, fitted in vanity unit with fixed fitted wall mirror and three halogen downlighters behind. Shower attachment to bath tap. Fully tiled around bath and to dado height elsewhere. Extractor fan. Shaver point. Radiator. Ceiling light. Three halogen downlighters. Tiled flooring.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and kitchen and utility room appliances.

### Council Tax Band "G"

### EPC Rating "D"

### Directions

From Leuchars (A914) heading in the Dundee direction turn right at Drumoig Golf Course, take the first turning on your right into Craigie Hill and follow the road to the top of the hill and the property is situated on your left hand side, where a For Sale board will be in evidence.





# Thorntons

Cupar: 35 Bonnygate, Cupar, Fife KY15 4BU  
Tel 01334 656564 Fax 01334 476366  
E: cupar@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

[thorntons-property.co.uk](http://thorntons-property.co.uk)



1 Public



Double Garage



4 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.