

Thorntons

6 Comerton Place,
Drumoig KY16 0NQ



Beautifully presented one off design detached three bedroom bungalow in Drumoig with easily maintained gardens surrounding the property and direct access onto No. 1 Tee of Drumoig Golf Course.

The spacious, well laid out accommodation comprises entrance hall which gives access to all rooms. The open plan sitting room and kitchen are the main feature of this property with a vaulted ceiling and exposed beams and focal point stone fire place. The sitting room gives access to the Sun Room, which also has the feature vaulted ceiling and exposed beams. There are three good sized double bedrooms, two with en suite bathrooms, a separate shower room and utility room.

Number Six sits in a lovely sized plot with ample parking and a single garage. The gardens have a number of patio areas around the property.

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Room Dimensions

Entrance Hall		
Sitting Room	22'7" x 20'4"	6.88m x 6.20m
Kitchen Area	10'0" x 14'2"	3.04m x 4.33m
Sun Room	10'8" x 9'1"	3.25m x 2.77m
Utility Room	8'2" x 4'10"	2.52m x 1.49m
Master Bedroom	21'3" at widest point x 17'9"	6.34m at widest point x 5.42m
Bedroom 2	16'1" x 12'4"	4.91m x 3.76m
Bedroom 3	14'2" x 9'10"	4.31m x 3.00m
En Suite Bathroom 1	9'10" x 5'11"	2.99m x 1.82m
En Suite Bathroom 2	9'10" x 5'11"	2.99m x 1.82m
Shower Room	8'3" x 5'11" not into shower recess	30m x 1.81m not into shower recess





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 both Dundee and 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 of the 2010 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.

In detail the accommodation comprises:

Entry into the property is via Wooden "French" doors with double glazed side panels to entrance hall.

Entrance Hall

Double glazed window to front. Double hall cupboard with hanging and shelving storage and housing the fuse box and meters. Radiator. Ceiling downlighters. Doors to sitting room, kitchen, three bedrooms and shower room.

Open Plan Sitting Room and Kitchen

Sitting Room

Two windows to front and one window to rear. Focal point stone fireplace with inset "Living Flame" gas fire and tiled hearth. Feature of the room is the vaulted ceiling with solid wood beams. Three radiators. Five wall lights. Carpet floor covering. Sliding doors to sun room. Door to hall.

Kitchen

Double glazed window to rear garden. Fitted solid wood units at base and wall level with co-ordinating work surfaces and splash back tiling. Breakfast bar area in sitting room. Stainless steel sink unit. Corner display units. Integrated fridge freezer. Dishwasher. "Hotpoint" ceramic hob and electric oven below. "SMEG" stainless steel extractor hood. Under unit lighting. Down lighters over sink area. Halogen spotlight. Vinyl floor covering. Door to utility room. Door to hall.





Utility Room

Solid wood door with opaque double glazed window to garden. Fitted units at base and wall level with co-ordinating work surfaces and splash back tiling. "Tricity" Bendix washing machine. "Beko" condenser dryer. Built-in cupboard housing the central heating boiler and water tank. Radiator. Halogen spotlight. Vinyl floor covering.

Sun Room

Double glazed windows on three sides. Double Glazed "French" doors to paved patio. Vaulted ceiling with beams and two ceiling "Velux" roof lights. "Dimplex" wall heater. Radiator. Tiled floor covering.

Master Bedroom

Double glazed "French" doors to the garden. Two double glazed windows to garden. Double fitted wardrobes with mirror sliding doors. Two radiators. Ceiling coving. Two pendant light fittings. Carpet floor covering. Door to en suite bathroom.

En Suite Bathroom

Opaque double glazed window. WC, pedestal wash hand basin and bath unit. Tiled to dado height. Radiator. Extractor fan. Ceiling down lighters. Carpet floor covering.

Bedroom 2

Double glazed window to rear with countryside views. Fitted wardrobe with double mirror sliding doors. Radiator. Coving. Ceiling light fitting. Carpet floor covering. Door to en suite bathroom.

En Suite Bathroom

Opaque double glazed window. WC, pedestal wash hand basin and bath. Tiled to dado height. Extractor fan. Radiator. Ceiling down lighters. Carpet floor covering.

Bedroom 3

Double glazed windows to front. Double fitted wardrobe with mirror sliding doors. Radiator. Ceiling coving. Ceiling light fitting. Carpet floor covering.

Shower Room

WC and pedestal wash hand basin. Recessed, fully tiled shower cabinet with glass door and mains shower. Extractor fan. Vanity shelf unit. High level shelving for towel storage or display. Tiled to dado height. Radiator. Ceiling down lighters. Vinyl floor covering.

Exterior

The front of the property has a red stone chipped shared driveway giving way to a private driveway with mono block parking area in front of the single garage.

Garden grounds surrounding the property is mainly laid to lawn. To the rear of the property is a fenced-in bin storage and drying area laid out with pebbles. Further areas of lawn and a paved path round the property. Patio area to the rear making an idea sitting area. Gate to first tee of Drumoig golf course.

Bedroom 1 also has a paved patio area outside it's door as does the sun room.

Mature shrubs and plant borders around the property. Bounded by mature hedge.

Ample parking for a number of vehicles on the driveway.



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Single Garage

Up and over door. Rear window. Power and light.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.

Council Tax Band "G"

EPC Rating "E"

Directions

On entering Drumoig take the second left into Comerton Place. Turn first right into a stone-chipped lane. Number six is at the top of this driveway on the left hand side.



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2 Public



3 Bed



3 Bath



Single Garage



EPC Rating



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