

Thorntons

43 Sunnyside,
Strathkinness KY16 9XP



43 Sunnyside is an immaculately presented end terraced villa with the added benefit of a monoblock driveway to the side leading to a timber garage and the rear garden.

This property comes to the market in 'move-in' condition with fresh neutral décor throughout. The accommodation is set over two floors and comprises entrance hall which gives access to the sitting room, kitchen and stairs to the first floor. The sitting room has dual aspect windows to the front and rear along with space for dining suite if required. The kitchen is fitted with modern units, some appliances and door giving access to the rear garden.

Upstairs there are two good sized double bedrooms, shower room and boxroom.

This lovely property benefits from easily maintained gardens to the front and rear, excellent off-street parking and timber garage, double glazing and gas central heating.

43 Sunnyside would make a superb first time home or indeed as a rental investment.

Location

Strathkinness is a popular choice for purchasers seeking a home with a country atmosphere whilst being only a couple of miles from the historic town of St Andrews. Locally the village has an excellent primary school, a well used village hall, a popular pub/restaurant and a regular bus service.

Strathkinness is well placed for commuting to the surrounding towns of 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 fifty miles away with further airport facilities and London flights also available from Dundee.

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Room Dimensions

Entrance Hallway		
Sitting Room	20'5" x 11'8"	6.23m x 3.55m
Kitchen	10'11" x 6'7"	3.26m x 2.02m
Bedroom 1	12'5" x 11'5"	3.80m x 3.47m
Bedroom 2	12'5" x 8'11"	3.79m x 2.73m
Boxroom	6'4" x 5'3"	1.94m x 1.60m
Shower Room	6'7" x 5'7"	2.02m x 1.71m



In detail the accommodation comprises:

Entrance Hallway

Low level cupboard housing the fuse box. Ceiling light fitting. Laminate flooring. Staircase to first floor. Panel glazed doors to sitting dining room and kitchen.

Sitting Dining Room

Two windows to front and rear. Focal point fireplace with Living Flame gas fire and stone hearth and surround. Recess shelf unit. Two pendant light fittings. Carpet floor covering.

Kitchen

Window to rear. Fitted units at base and wall level with co-ordinating work surfaces and splash back tiling. Free standing gas cooker with extractor hood. 'Proline' fridge freezer. Fitted cupboard housing the 'Potterton' central heating boiler and 'Creda' tumble dryer. Halogen down lighters. Wooden flooring. Door to rear garden.

First Floor Landing

Fitted cupboard. Doors to two double bedrooms, box room and shower room. Access hatch to loft space.

Bedroom 1

Window to front. Halogen spotlight fitting. Carpet floor covering.





Bedroom 2

Window to rear. Light fitting. Carpet floor covering.

Box room

Narrow window to front. Light fitting. Carpet floor covering.

Shower Room

Window to rear. WC and wash hand basin. Step up to shower cabinet with wet wall panelling and 'Bristan' electric shower. Partially tiled walls. Vinyl floor.

Exterior

Paved garden to the front with low level wall and planted borders and small beds.

Rear garden is laid to paving slabs with stone chipped area to rear. Monoblock driveway to the side of the property leading to the timber garage.

Timber Garage

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. White goods are included in the sale price, no warranties or guarantees will be provided.

Other Information

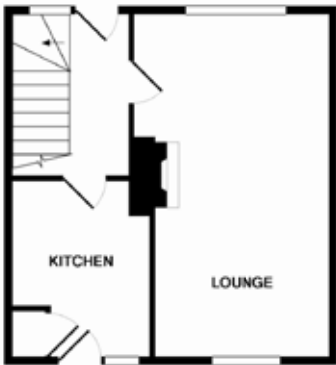
Double glazing and gas central heating.



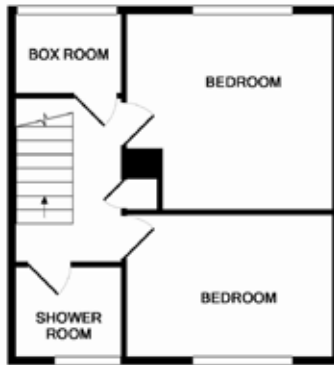
Council Tax Band "B"

Directions

On leaving St Andrews on the Strathkinness High Road, follow the road straight into Strathkinness. Take the third road on the left hand side onto Church Road. First left onto Sunnyside. Follow the road and no. 43 is located on the left hand side. A For Sale board will be in evidence.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 72.8 SQ.M. (784 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PSPC



TSPC



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SPC SCOTLAND
spcscotland.co.uk



1 Public



2 Bed



2 Bath



Off Street
Parking



EPC Rating



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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.