

ST ANDREWS

14

STRATHKINNESS HIGH ROAD

KY16 9UB



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Pagan Osborne is delighted to offer this modern contemporary detached villa set within a prime residential area of St Andrews enjoying countryside views. This individually designed property was built in 2010 and the accommodation extends to 256 sqm (2756 sqft) or thereby.



Particular features include a Cupola roof window providing an array of natural light, a "Wrighton International" kitchen and an oak staircase with glass panels. Entry to the property is via a vestibule with its ceramic tiled floor which in turn leads to the open plan living area and WC/cloaks. The large bright open plan lounge/diner has oak flooring and this room features a large lounge section with focal Bow window. To the front is a dining area with window to the front and to the rear of the room is Bi-Folding doors to a patio area. A door connects to the kitchen and a feature oak staircase which leads to the first floor accommodation. The impressive kitchen has a large central cooking island with corian worktop and breakfast bar for 4 diners. The island also has integrated appliances (Siemens induction hob, extractor fan and dishwasher) and benefits from built in storage. Two walls of the kitchen benefit from floor to ceiling storage units with carousels and built in appliances (wine cooler, two ovens, fridge and freezer). To the rear of the kitchen is an open plan seating area with Bi-folding doors which extend to the garden. A door connects to the utility room which in turn connects to the integral garage and garden.





The galleried landing benefits from natural light from the impressive Cupola window and has doors to four double bedrooms (3 en-suite) and the family bathroom. The master bedroom has a dressing area and patio doors to the south west facing balcony. The master bedroom also has rear and side facing windows as well as a door to the en-suite shower room. The en-suite is fully tiled and comprises WC, bidet, wash hand basin and shower cubicle. Bedroom 2 has a front facing window and storage is provided via built in wardrobes. The en-suite comprises WC, wash hand basin and shower cubicle. Bedroom 3 has side and front facing windows with storage via built in wardrobe. The tiled en-suite comprises WC, wash hand basin and shower cubicle. Bedroom 4 has a side facing window and a glazed door which leads to the decked balcony. The impressive family bathroom is fully tiled and comprises a WC, wash-hand basin, bath and separate shower cubicle. The property also benefits oak doors, oak floorings, "Porcelonsa" tiling to the bathroom/en-suites gas-fired under-floor heating and double glazing.











Extras: Floorcoverings, light fittings, blinds, fixtures and fittings shall be left as part of the sale.

EPC: B

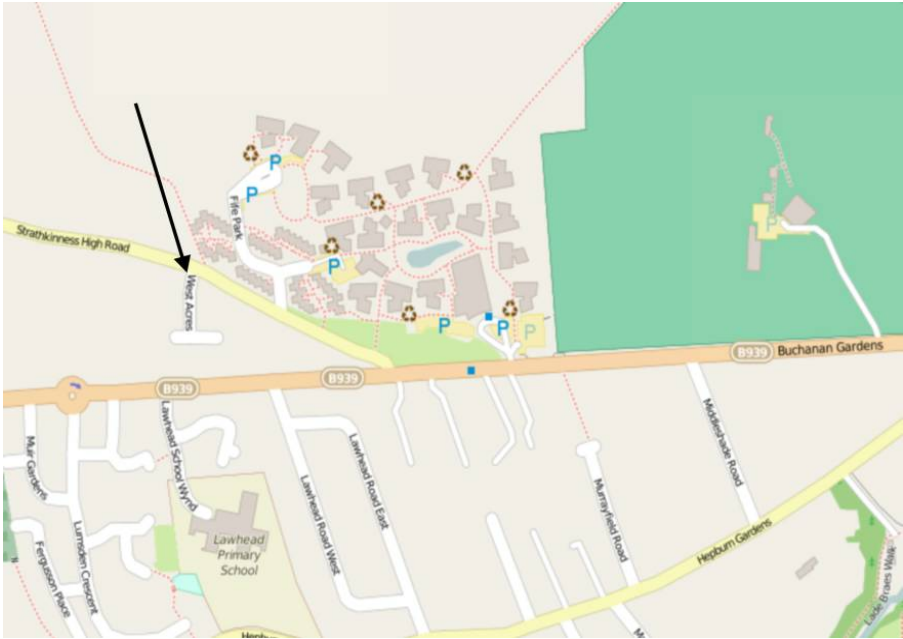
Viewing: By appointment through Pagan Osborne on 01334 475151

Council tax band: G

Externally there is a mono block driveway for 4 cars and connects to the garage with electric door. The enclosed south facing garden to the rear has a patio area and elevated decked seating area with glass panel surround. The rear garden is largely laid with plants and shrubs giving easy maintenance and the opportunity for a 'lock up and go' lifestyle.

Nearby St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six other golf courses run by the St Andrews Links Trust, including the new Castle Course. St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town provides good state schooling at Madras College and private schooling at St Leonards. The town has a good range of shops, hotels, restaurants and recreational facilities. There is also a cinema.

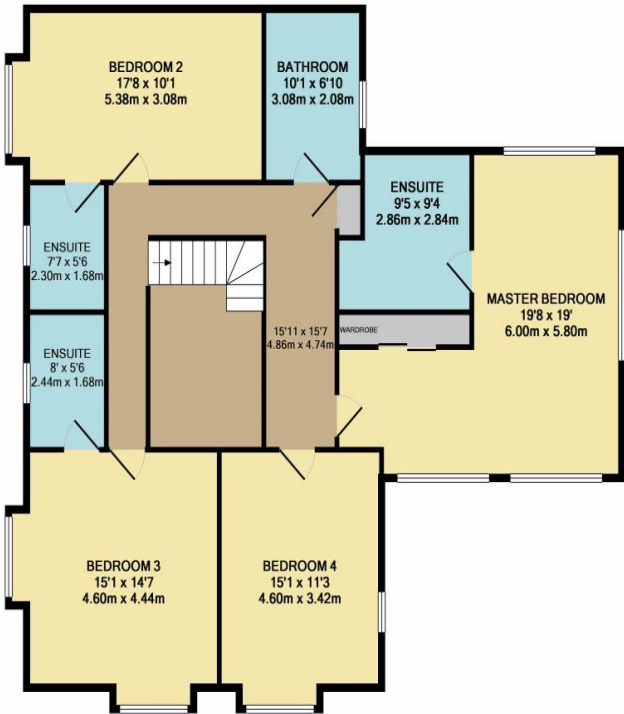
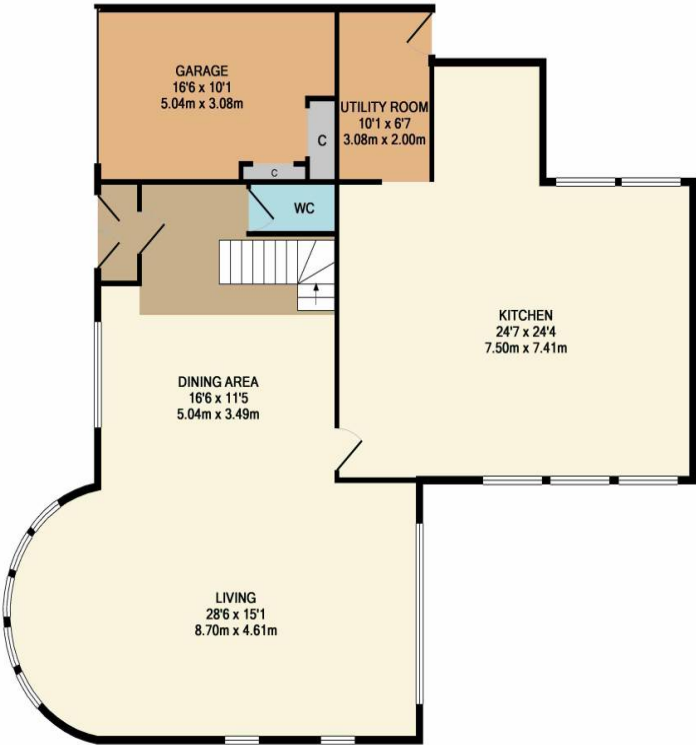




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Travel directions

Upon leaving St Andrews via Hepburn Gardens take the second exit at the mini roundabout into Buchanan Gardens. On Buchanan Gardens take the first exit on the right into Strathkinness High Road continue forward whereby number 14 is the last house positioned on the left hand side



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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