

Thorntons

Krungrtep, Blebo Craig, KY15 5UF



This most attractive modern detached property, with fine south facing views over the surrounding countryside and set within delightful garden grounds extending to approximately 1/3 of an acre, is enviably located in the desirable hamlet of Blebo Craigs.

The property comprises a comfortable and tasteful home. There are many attractive features, from the elegant sitting/dining room, one of the three bedrooms currently utilised as a dining room, to the large double glazed windows giving good natural light and fine views over the garden and beyond to the surrounding countryside .

The accommodation comprises entrance vestibule, entrance hall, sitting/dining room, dining kitchen, three double bedrooms, large shower room, cloakroom and rear vestibule. There is also a very useful walk-in cellar under the front of the property.

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Room Dimensions

Entrance Vestibule	5'7" x 4'2"	1.71m x 1.29m
Entrance Hall		
Sitting/Dining Room	19'4" x 12'5"	4.91m x 3.78m
Dining Kitchen	15'9" x 10'3"	4.81m x 3.12m
Side Vestibule	3'8" x 3'6"	1.12m x 1.08m
Bedroom 1	13'0" x 10'8"	3.97m x 3.26m
Bedroom 2	10'11" x 8'3"	3.34m x 2.51m
Bedroom 3	12'6" x 10'11"	3.81m x 3.33m
Large Shower Room	9'3" x 5'5"	2.82m x 1.66m
Cloakroom	6'7" x 3'7"	2.01m x 1.09m
Cellar	17'1" x 6'3"	5.21m x 1.91m
Garage	20'11" x 10'4"	7.97m x 3.17m





Location

Blebo Craigs is a popular and highly desirable hamlet well known for its community life, located just off the B939 approximately 5 miles from the historic town of St Andrews and approximately 5 miles from the original Fife county town of Cupar. The hamlet consists of a mixture of traditional stone-built and pan-tiled cottages, some Victorian properties, and a scattering of larger homes built in more recent times and located on the south facing slopes of Kemback Hill with many fine country and woodland walks nearby.

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). Cupar also provides good state schooling at Bell Baxter High School and The High School of Dundee is within easy reach. There is a local primary school approximately two miles away in Strathkinness.

The hamlet is well placed for anyone wishing to commute to Dundee, St Andrews, Kirkcaldy or Glenrothes. Nearby Leuchars and Cupar are on the main Aberdeen to London East Coast rail link, which makes Edinburgh an easily reached destination. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.

In detail the accommodation comprises:

Entrance Vestibule

Double glazed security door with glazed panel to side. Window to front. Cornice. Decorative glazed door to entrance hall.

Entrance Hall

Built-in cupboard housing the electricity meter. Built-in shelved storage cupboard. Doors to sitting/dining room, dining kitchen, bedrooms and shower room.

Sitting/Dining Room

Large picture window to front with views over surrounding countryside. Gas fire set in feature marble surround and hearth. Cornice.

Dining Kitchen

Two windows to rear. Fitted base units with co-ordinating worktop and glazed partition separating dining area. Built-in shelved pantry. Built-in shelved storage cupboard. Hatch with 'Ramsay' style ladder to attic. 'Rhino' oil fired boiler. 'Belling' electric cooker. Stainless steel 1½ bowl sink and drainer. Door to side vestibule.

Side Vestibule

Built-in airing cupboard with slatted shelves and housing the hot water tank. Door to cloakroom. Double glazed security door to side.





Cloakroom

Opaque glazed window to side. WC and wash hand basin. Fixed fitted wall mirror. Light/shaver point. Tiled to dado height.

Bedroom 1

Window to front with views over surrounding countryside. Built-in double wardrobe.

Bedroom 2

Currently utilised as dining room. Window to side with views to countryside.

Bedroom 3

Window to rear. Built-in double wardrobe. Built-in double linen cupboard.

Large Shower Room

Could be returned to family bathroom, if required. Opaque glazed window to rear. White WC and wash hand basin. Large built-in fully tiled shower cubicle with 'Mira' shower. Tiled to dado height. Fixed fitted wall mirror. Light/shaver point. Bathroom cabinet.

Exterior

To the front of the property there is a large driveway suitable for off-street parking, which leads to the garage and stairs to the front entrance door. The front garden is laid to stone chips interspersed with feature rockeries containing a great variety of heathers, shrubs and mature evergreens and trees. To the side of the property leads to the cellar and a wrought iron gate gives access to rear garden.

To the rear of the property there is a large patio area. From here stone steps leads to the landscaped garden which is laid to contoured lawn interspersed with attractive flower beds containing a great variety of mature trees, shrubs and spring bulbs. Behind the evergreen hedge is a woodland garden laid to grass paths with feature rockeries and mature trees.

Cellar

Open shelving, power and light.

Garage

Brick built garage with up and over door to front. Water tap. Power and light.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, 'Belling' electric cooker (sold as seen with no guarantees given).

Other Information

Double glazing. Oil central heating.

Council Tax Band "E"

Directions

Entering Blebo Craigs from the St Andrews direction (B939), take the second entrance on your right, proceed up the hill, at the telephone box turn right and the property is the second drive on your left hand side, where a 'For Sale' board will be in evidence.



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1 Public



3 Bed



2 Bath



Garage



EPC Rating



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.