

# Thorntons



82 Main Street,  
Dairsie, KY15 4SS



This charming beautifully refurbished and renovated mid terraced cottage, with stunning views over the surrounding countryside, is located in the heart of the popular village of Dairsie.

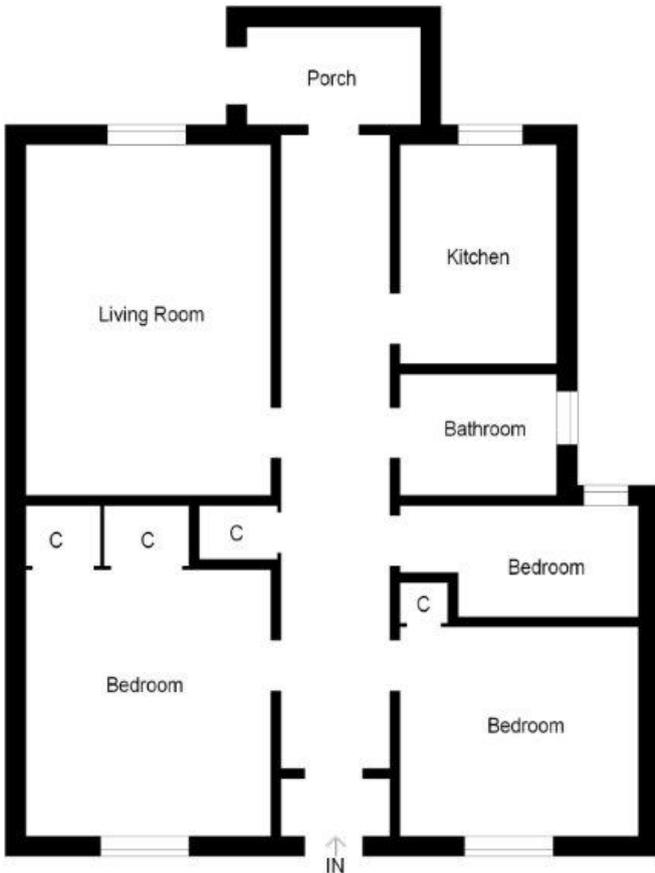
The cottage has undergone extensive renovation, from the newly installed bathroom, refurbished kitchen, roof repairs and replacement of the tile roof to front, convert from oil to gas central heating, rewiring, new double glazing to side and rear, preservation treatment, to the new rear porch.

The bright accommodation, presented in fresh décor throughout, comprises, entrance vestibule, entrance hall, sitting dining room, fitted kitchen, three bedrooms, bathroom and rear porch.

## 82 Main Street, Dairsie, KY15 4SS

### Room Dimensions

Entrance Vestibule	6'0" x 4'6"	1.82m x 1.37m
Entrance Hall		
Sitting Dining Room	17'1" x 13'7"	5.22m x 4.15m
Kitchen	11'9" x 7'11"	3.58m x 2.41m
Bedroom 1	13'10" into window x 11'9" into alcove	4.29m into window x 3.59m into alcove
Bedroom 2	12'4" x 11'9" into window	3.75m x 3.58m into window
Bedroom 3	12'4" x 4'10"	3.76m x 1.48m
Bathroom	7'9" x 4'10"	2.37m x 1.49m
Rear Porch	4'10" x 3'7"	1.49m x 1.09m





## Location

Situated between St Andrews and Cupar the popular village of Dairsie is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy and Glenrothes. Local facilities include a shop/post office, primary school, petrol station and village inn, which boasts the highly-praised Rumbledethumps restaurant. The railway stations at nearby Cupar and Leuchars are on the main Aberdeen to London line and provide 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. Dairsie is also well served by frequent buses to Dundee, Cupar, Edinburgh, Glasgow and Stirling, as well as to St. Andrews with ongoing bus links to the picturesque villages of the East Neuk.

The property is approximately 6 miles from St Andrews which is renowned world wide as the home of golf and the Royal and Ancient Golf Club. There are now seven links golf courses at St Andrews including the famous Old Course. There are many other golf courses in the area including Drumoig, St Michaels, The Dukes, and the Fairmont St Andrews complex. The 2015 Open Golf Championship will, of course, be played over the Old Course. As well as golf St Andrews is also famous for its top-rated University, the oldest in Scotland and third oldest in Britain. It also boasts a remarkably wide range of specialist shops and restaurants for a town of its size.

Cupar, 3 miles to the west, is an active market town which enjoys a wide range of amenities including good local shops, excellent sports facilities and secondary education being provided by the well known Bell Baxter High School.

In detail the accommodation comprises:

### Entrance Vestibule

Wooden entrance door with opaque glazed panel. Built-in cupboard housing the electricity meter. Quarry tiled flooring with coir matt well. Bevelled glass door to entrance hall.

### Entrance Hall

Built-in storage cupboard. Doors to all rooms.

### Sitting Dining Room

Large picture window to rear with views over surrounding countryside. Open fire set in tiled surround and hearth. Alcove with glass display cabinet. Alcove with open shelving. Cornice.

### Kitchen

Window to rear with views over surrounding countryside. Fitted base and wall units with co-ordinating worktop. Integrated 'Lamona' electric oven, gas hob and filter hood. Stainless steel sink and drainer. Washing machine housed in base unit. 'Zanussi Freezezone' fridge freezer. 'Worcester' gas boiler. Tiling around worktops.





### Bedroom 1

Window to front. Built-in double wardrobe. Built-in shelved press. Built-in cupboard with slatted shelves. Alcove with open shelving.

### Bedroom 2

Window to front. Built-in wardrobe.

### Bedroom 3

Window with deep sill to rear. Wall mounted storage cupboards.

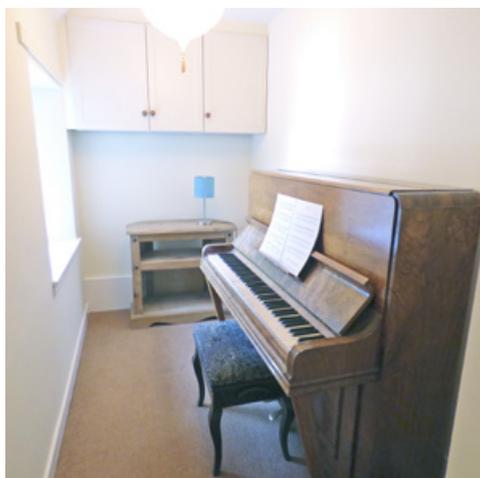
### Bathroom

Opaque glazed window to side. Recently installed three piece bathroom suite with shower attachment to bath tap. Wood panelling to dado height. Chrome heated towel rail/radiator. Wet wall around bath and behind bathroom fittings.

Steps lead down to the rear porch.

### Reach Porch

Windows to two sides. Built-in storage cupboards. Glazed door to rear garden.



### Exterior

To the front of the property a paved path leads to the front entrance door and the garden is laid to bark interspersed with mature shrubs and evergreens.

To the rear of the property there is a shrubbery area with stone steps leading to the lawn. There is also a mini orchard with a variety of fruit trees and mature evergreens. At the bottom of the garden there are panoramic views of the surrounding countryside. Outside store.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and kitchen appliances (sold as seen with no guarantees given).

### Other Information

Double glazing. Gas central heating.

### Council Tax Band "C"

### Directions

On entering Dairsie from the St Andrews direction (A91) the property is situated on your right hand side, where a 'For Sale' board will be in evidence.



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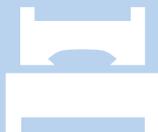
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**[thorntons-property.co.uk](http://thorntons-property.co.uk)**



1 Public



3 Bed



1 Bath



On Street  
Parking



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.