

Offers Over £365,000



This exceptional luxury detached bungalow, with countryside views, is enviably situated in the popular village of Strathkinness.

The property has been built to a very high specification by the award winning Headon Developments. There are many delightful features within this outstanding home: the elegant lounge with its countryside views and double glass doors leading to the family room which in turn is open plan to the quality fully fitted dining kitchen. From the family room and dining kitchen two walls of bi-fold doors open to the blond stone paved patio, where you can relax, entertain or just enjoy the garden.

The immaculately presented accommodation comprises entrance vestibule, entrance hall, sitting room, family room, dining kitchen, utility room, master bedroom with en suite shower room, two further double bedrooms and family bathroom. The property benefits from oak doors, quality sanitary ware, double glazing, gas central heating with underfloor heating in all tiled areas and the kitchen boasts an extremely useful boiling water tap which is ideal for cooking, washing up, fast coffee and tea preparation..

The house is set in the most attractive landscaped garden. To the front of the property there is a sweeping monoblock driveway, which leads to the integral garage with its remote controlled entry door and direct access door to the hallway. The front garden is laid to a manicured lawn with a feature stone wall. To the rear of the property there are blond stone patios, raised lawn surrounded by high walls decorated with attractive flowering climbers, separate drying area, vegetable patch and two timber sheds.

### 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 and a well used village hall as well as a village pub/restaurant and a regular bus service to Glenrothes and St. Andrews.

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course, host to the 2015 Open Championship. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf with seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

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). The High School of Dundee is within easy reach.

Strathkinness is well placed for commuting to most of the surrounding towns such as 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.

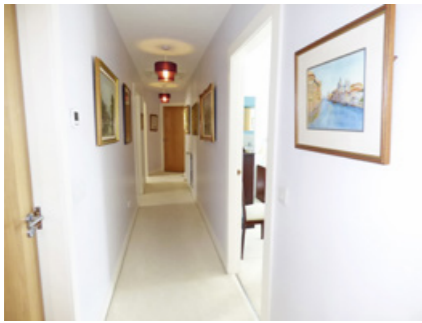


# 30 Sunnyside, Strathkinness, Fife, KY16 9XP

## Room Dimensions

Sitting Room	16'5 x 12'3	(5.00m x 3.73m)
Family Room	16'0 x 11'1	(4.88m x 3.38m)
Dining Kitchen	12'9 x 13'5	(3.89m x 4.09m)
Utility Room	6'5" x 5'8"	(1.96m x 1.73m)
Master Bedroom	11'8 x 12'7	(3.56m x 3.84m)
En-suite Shower Room	7'6 x 7'1	(2.29m x 2.16m)
Bedroom 2	10'2 x 10'7	(3.10m x 3.23m)
Bedroom 3	12'0 x 10'6	(3.66m x 3.20m)
Bathroom	9'0 x 6'3	(2.74m x 1.91m)





# Thorntons

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2 Public



Integral Garage



3 Bed



EPC Rating



2 Bath



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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.

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