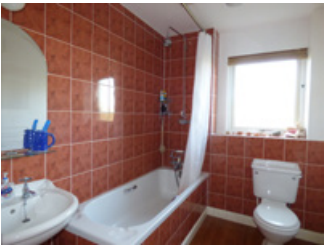


Thorntons

Let's get a move on!

Offers Over £240,000



Creag Ban, Main Street, Craighrothie,
Fife, KY15 5QA

This beautifully presented detached dwelling house drive is set back from the road in the semi-rural village of Craigrothie. Built to a high specification this lovely home offers an abundance of additional details, such as a central vacuum system with points throughout the house, underfloor heating in the en suite bathroom and plenty of storage and fitted cupboards. The property extends to a capacious sitting room with open fire, garden facing dining room, spacious open plan kitchen/dining room leading to a useful utility room; master bedroom and adjoining en suite bathroom, three further bedrooms and a family bathroom.

Creag Ban enjoys the benefits of a well maintained extensive front garden, which has been laid to lawn, bordered by mature shrubs and trees. The driveway provides parking for several cars and leads to a double garage. The rear garden is an ideal leisure and entertainment area with steps leading to a chipped area housing a pretty summer house. Oil Central Heating and Double Glazing.

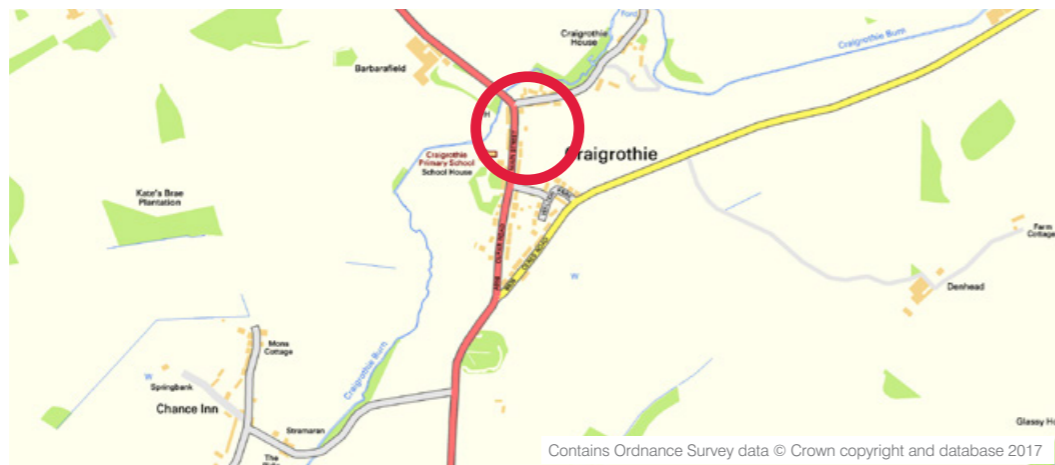
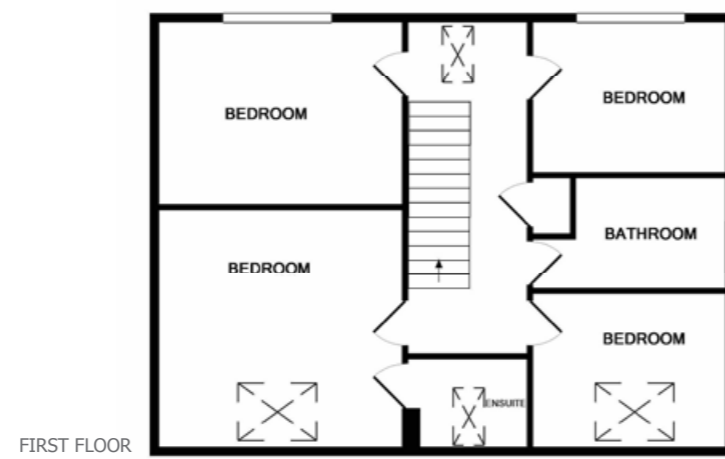
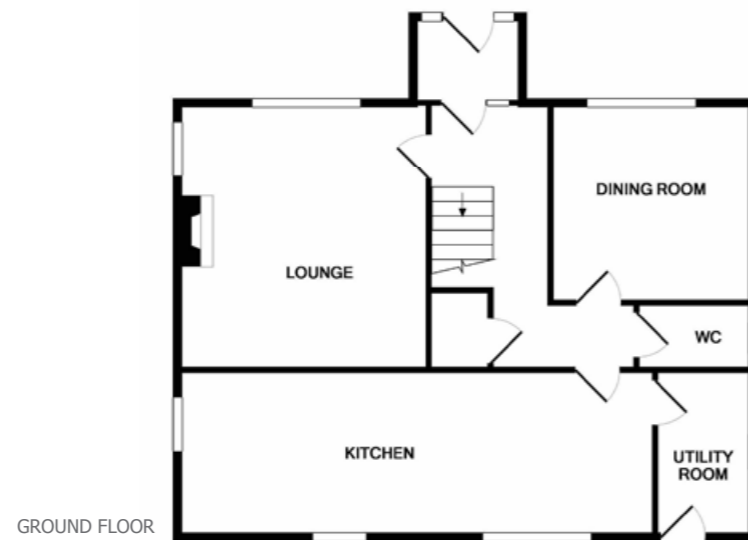
The microwave and plumbed fridge freezer in the kitchen are included in the sale although they have not been tested and no guarantees are offered.

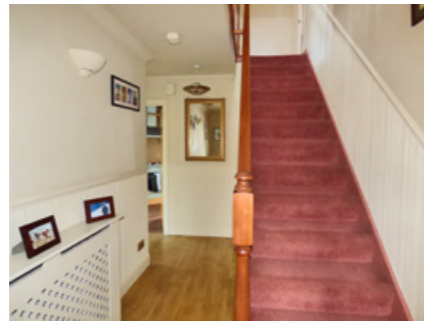
Craigrothie is a small village in Fife 4 miles south of Cupar. The village has an Inn and a primary school; secondary education is available in either Cupar or St Andrews. The area of course is a paradise for outdoor leisure pursuits. Golf in particular is fantastically well catered for with St Andrews only 20 minutes away by car and another 20 or so courses all within striking distance. The famous East Neuk of Fife is also on the door step with its picturesque harbours and some wonderful water sport opportunities. There are railway stations at both Cupar and Markinch and the A916 is a bus route. Dundee and Edinburgh airports can both be reached in around 45 minutes.



Room Dimensions

Sitting Room	14'2 x 13'3	(4.32m x 4.04m)
Dining Room	10'9 x 11'0	(3.28m x 3.35m)
Kitchen/Dining	25'10 x 8'10	(7.87m x 2.69m)
WC	3'3 x 6'6	(0.99m x 1.98m)
Utility Room	5'3 x 8'4	(1.60m x 2.54m)
Bedroom 1	11'0 x 13'4	(3.35m x 4.06m)
Bedroom 2	8'5 x 10'8	(2.57m x 3.25m)
Bedroom 3	10'6 x 13'4	(3.20m x 4.06m)
Bedroom 4	8'7 x 10'8	(2.62m x 3.25m)
Bathroom	10'7 x 6'2	(3.23m x 1.88m)





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2 Public



Double Garage



4 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.

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.