



Offers Over £300,000



This spacious detached family home, set within delightful garden grounds and with elevated countryside views, is enviably located in a popular quiet cul de sac within the desirable village of Strathkinness.

There are many delightful features within this comfortable home from the elegant sitting room with its large picture window overlooking the extensive rear garden, the wooden fitted breakfasting kitchen which leads to the private garden, to the master bedroom with its dressing room/nursery, which could be converted to an en suite shower room, subject to planning.

The bright accommodation comprises large entrance hall, sitting room, dining room, fitted kitchen, master bedroom with dressing room/nursery, three further bedrooms, family bathroom and cloakroom. The property benefits from double glazing and gas central heating. The sale includes the fixed fitted floor coverings.

To the front of the property there is a large monoblock driveway, suitable for off street parking, leading to the single garage. The front garden is mainly laid to lawn surrounded by mature shrubs and evergreens. The garden extends around the side and rear of the property and is mainly laid to lawn surrounded by attractive flowering plants, shrubs and trees. There is also a workshop attached to the rear of the garage and two 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, a well used village hall, a popular pub/restaurant and a regular bus service.

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



Room Dimensions

Entrance Hall	16'6 x 10'2	(5.03m x 3.10m)
Sitting Room	15'11 x 11'4	(4.85m x 3.45m)
Dining Room	14'7 x 12'11	(4.45m x 3.94m)
Breakfasting Kitchen	12'5 x 10'10	(3.78m x 3.30m)
Bedroom 1	13'5 x 12'11	(4.09m x 3.94m)
Bedroom 2	16'3 x 8'2	(4.95m x 2.49m)
Bedroom 3	11'1 x 8'9	(3.38m x 2.67m)
Bedroom 4	10'3 x 9'11	(3.12m x 3.02m)
Bathroom	6'11 x 6'11	(2.11m x 2.11m)
Cloakroom	5'11 x 5'3	(1.80m x 1.60m)
Box Room/Study	6'11 x 4'8	(2.11m x 1.42m)
Upper Floor Landing	10'2 x 8'5	(3.10m x 2.57m)



Ground Floor

First Floor



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Thorntons

Let's get a move on!

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2 Public



Garage



4 Bed



EPC Rating



1 Bath



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