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**29 Sunnyside**  
| Strathkinness | KY16 9XP



## 29 Sunnyside

| Strathkinness | KY16 9XP

Offers Over £185,000

This most attractive end terraced property, with southerly views to open countryside, is enviably located in the desirable village of Strathkinness. The bright spacious accommodation, presented in fresh decorative order, comprises: entrance hall, sitting room with double glass doors to dining room, which in turn opens through further double glass doors to the large conservatory, modern fitted kitchen with utility area off, three double bedrooms, modern bathroom and cloakroom. There is a large attic room which is fully floored and lined and accessed from a Ramsay style ladder. To the front of the property the garden is mainly laid to lawn interspersed with an attractive flower bed. There is a spacious monoblocked driveway leading to the main entrance door and garage. The south facing rear garden has a raised paved patio and is mainly laid to lawn with a flower and shrubs border. There is also a greenhouse and timber shed.

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.

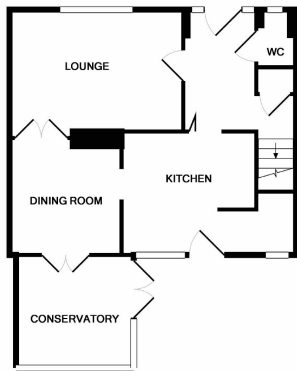




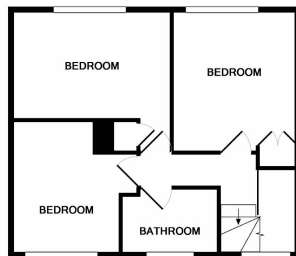
- End Terraced Property
- Sitting Room
- Dining Room
- Conservatory
- Kitchen with Utility Area
- 3 Double Bedrooms

- Bathroom
- Cloakroom
- Attic Room
- GCH, DG, EPC D
- Garden
- Drive & Garage





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2018)

Entrance Hall	10'6 x 5'10	3.20m x 1.78m
Sitting Room	14'1 x 10'4	4.29m x 3.15m
Dining Room	9'10 x 8'11	3.00m x 2.72m
Conservatory	10'8 x 10'2	3.25m x 3.10m
Kitchen	10'11 x 10'8	3.33m x 3.25m
Bedroom 1	11'7 x 10'7	3.53m x 3.23m
Bedroom 2	13'6 x 11'6	4.11m x 3.51m
Bedroom 3	11'3 x 10'3	3.43m x 3.12m
Bathroom	8'1 x 5'6	2.46m x 1.68m
Cloakroom	4'7 x 3'6	1.40m x 1.07m

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scotland



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