



Offers Over £350,000



4 Anderson Place, Strathkinness,
Fife, KY16 9XZ

This charming detached five bedroom property (circa 1994), with views over its own extensive private south facing walled garden to the surrounding countryside, is quietly and enviably located in a small select development within the heart of the desirable village of Strathkinness. Without crossing any roads, the property is also within easy walking distance of Strathkinness Primary School.

The property, although extremely well-appointed, has been further enhanced by the present owner with the installation of solid oak flooring throughout the reception hall, sitting room and dining room. The deceptively spacious accommodation comprises entrance vestibule, reception hall, elegant sitting room with sliding patio doors to a spacious patio and large south facing garden, dining room, dining kitchen, utility room, spacious family room/bedroom four, master bedroom with newly installed luxury Jack and Jill shower room, three further bedrooms and family bathroom with newly installed electric shower and quality flooring. The property benefits from double glazing and gas central heating fired by a Worcester Bosch boiler, guaranteed for labour and parts until 2018. Included within the sale are all the fixed fitted floor coverings, cooker and dishwasher.

The property is accessed through a shared driveway mainly laid to red stone chips. A wooden gate gives access to the owners large private south facing landscaped garden, where there is large monoblock patio. From here steps lead to the extensive walled garden which is mainly laid to lawn surrounded by deep flower borders containing a great variety of mature shrubs and trees. There is a timber Wendy house, timber garden shed and outside water tap. To the rear of the property there is a single garage and parking for at least four cars. The property is located on a sizeable plot amounting to just under a quarter of an acre (0.23 acres or 0.0922 hectares).

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, Busy Bee nursery, playgroup and a well-used village hall as well as a village pub/restaurant and a regular bus service.

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. 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.

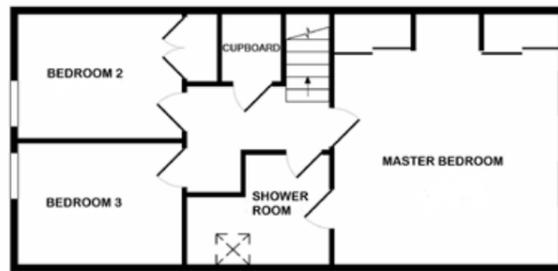
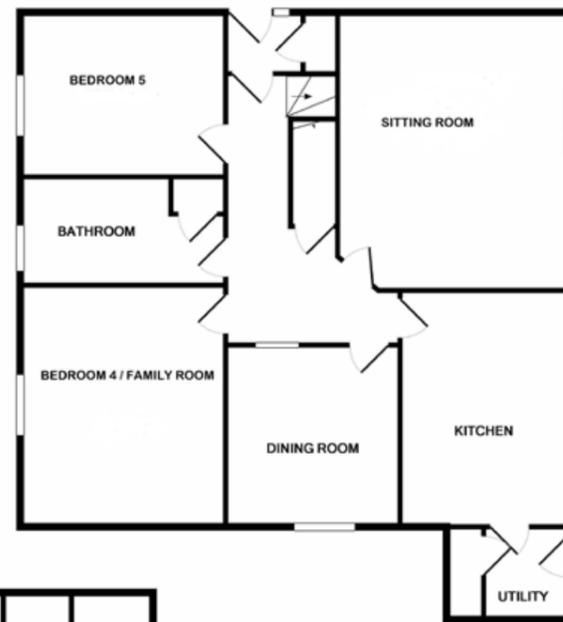
St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach.

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.



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Room Dimensions

Entrance Vestibule	4'10 x 4'0	(1.47m x 1.22m)
Sitting Room	17'6 x 14'7	(5.33m x 4.45m)
Dining Room	11'5 x 10'11	(3.48m x 3.33m)
Dining Kitchen	15'2 x 10'6	(4.62m x 3.20m)
Utility Room	5'11 x 5'7	(1.80m x 1.70m)
Master Bedroom	16'3 x 14'7	(4.95m x 4.45m)
Bedroom 2	10'10 x 8'0	(3.30m x 2.44m)
Bedroom 3	10'9 x 7'10	(3.28m x 2.39m)
Jack and Jill Shower Room	9'3 x 7'4	(2.82m x 2.24m)
Bedroom 4/Family Room	15'2 x 12'11	(4.62m x 3.94m)
Bedroom 5	12'11 x 10'5	(3.94m x 3.18m)
Bathroom	13'0 x 6'10	(3.96m x 2.08m)



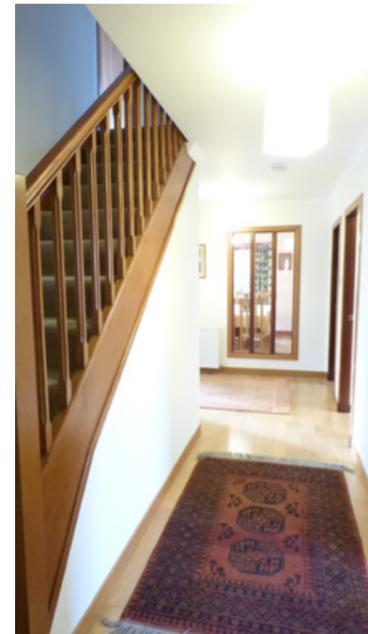
GROUND FLOOR

1ST FLOOR



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Thorntons

Let's get a move on!

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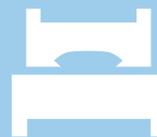
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2 Public



Off Street Parking



5 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.