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Rose Cottage, 48 Main Street

| Strathkinness | KY16 9SB

Offers Over £210,000

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This charming detached cottage is enviably located within the heart of the desirable village of Strathkinness and ideally located for those wishing to enjoy the many amenities of the nearby historic town of St Andrews. Strathkinness is a popular choice for purchasers seeking a home with a country atmosphere. Locally the village has an excellent primary school, nursery, playgroup and a well-used village hall as well as a village pub/restaurant and a regular bus service.

The accommodation, in need of modernisation, has been well maintained and comprises: entrance vestibule, entrance hall, sitting room with windows to three sides and feature fire surround, kitchen, sun room/utility room, two double bedrooms, bathroom and two spacious attic rooms. One of the attic rooms has been utilised as a dressing room/study and the other as a bedroom.

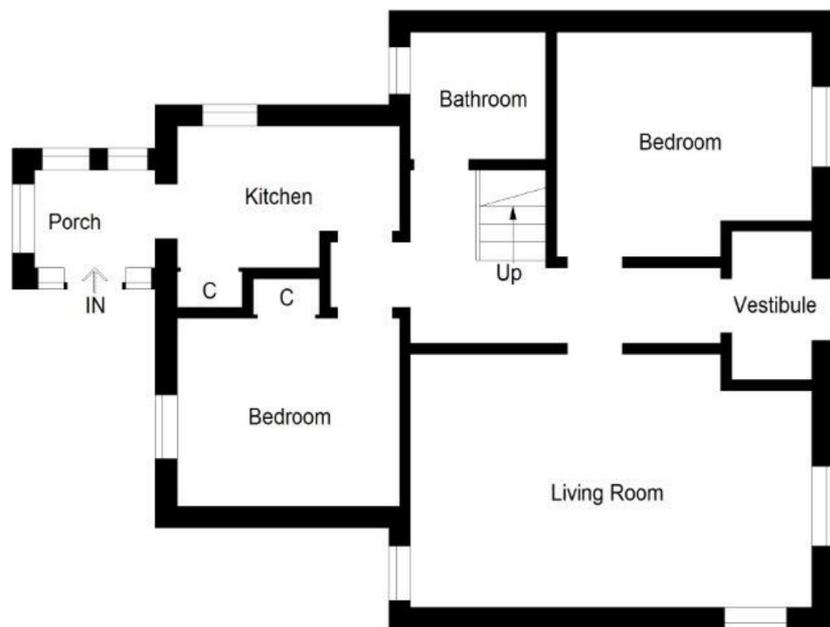
The property is set in delightful garden grounds. To the front of the property the garden is mainly laid with flowering plants and shrubs and extends around both sides of the property to the beautifully landscaped rear garden with its stone chipped paths which meander through a tremendous variety of flowering plants, shrubs, trees and evergreens. To the side of the property there is a long driveway, suitable for off street parking, leading to the garage.

- Detached Cottage
- Sitting Room
- Kitchen
- Sun Room/Utility Room
- 2 Double Bedrooms
- 2 Attic Rooms
- Bathroom
- Gas Central Heating, EPC E

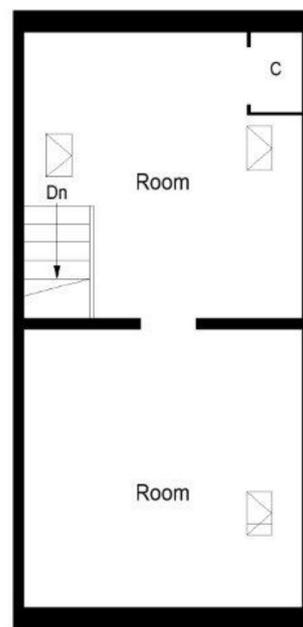




Sitting Room	18'2 x 11'9	5.54m x 3.58m
Bedroom 1	10'11 x 8'11	3.33m x 2.72m
Bedroom 2/Dining Room	11'8 x 11'5	3.56m x 3.48m
Kitchen	9'6 x 8'5	2.90m x 2.57m
Sun Room/Utility Room	8'5 x 5'3	2.57m x 1.60m
Bathroom	9'3 x 6'1	2.82m x 1.85m
Attic Room 1/Study	14'4 x 12'0	4.37m x 3.66m
Attic Room 2	12'10 x 12'0	3.91m x 3.66m



Ground Floor



Attic Room

Illustration For Identification Purposes Only. Not To Scale (ID 477483 / Ref:67386)

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