



29 Main Street  
| Strathkinness | KY16 9RY

**Thorntons**   
*Let's get a move on!*





**\*\* BEAUTIFUL COTTAGE CLOSE TO ST ANDREWS \*\***

This charming terraced 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. The bright accommodation has been well maintained and comprises: entrance vestibule, sitting/dining room, modern fitted kitchen, two bedrooms and shower room. The property benefits from double glazing and gas central heating. The sale includes the fixed fitted floor coverings, however, most furniture and furnishings may be available by separate negotiation.



To the front of the property the garden is mainly laid to stone chips and surrounded by mature evergreens. To the rear of the property there is a small courtyard garden again mainly laid to stone chips interspersed by mature shrubs and enclosed high walls and fencing. The cottage is equally suitable as a permanent residence, a well situated holiday base or could be considered for investment potential through letting.

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

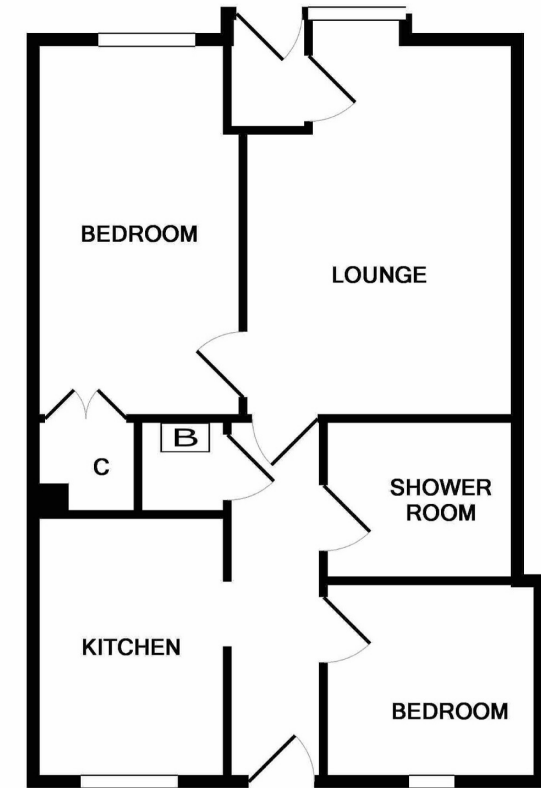
The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.



- Mid Terraced Cottage
- Sitting/Dining Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Garden
- EPC Rating C



Sitting/Dining Room	15'3 x 10'5 4.65m x 3.18m
Kitchen	9'11 x 7'8 3.02m x 2.34m
Bedroom 1	14'0 x 7'11 4.27m x 2.41m
Bedroom 2	8'2 x 7'2 2.49m x 2.18m
Shower Room	7'0 x 6'0 2.13m x 1.83m



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  
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