



20 Seagate, Kingsbarns, KY16 8SR
Offers over £230,000



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OFFERS OVER
£230,000

This beautiful traditional cottage is found at the end of a quiet road in the popular and picturesque village of Kingsbarns. Its ideal location is perfect for easy access to local amenities including the beach, primary school, pub and church and is within an easy commute of larger centres including Crail and St Andrews. Kingsbarns is known for its Links Golf Course, Distillery and nearby Cambo Estate.

Number 20 has been the subject of a programme of complete renovation and refurbishment and so comes to the market in absolutely immaculate decorative order. It blends a perfect mix of traditional cottage, with all the benefits of modern internal renovations.

The thorough renovations have created a stylish and attractive property in truly walk-in condition. Works completed include new electrics, brand new central heating system fuelled by an underground LPG tank, new hardwood sash and case windows throughout (all double glazed), new oak finished doors, fitting of a new log burning stove, and decoration including carpets and walls and new kitchen and bathroom.

The property's accommodation is all on one level and the front door opens through the vestibule into the hall which gives access to all accommodation. The lounge is positioned to the front of the property with two windows to the front bringing in

an abundance of natural light. The log burning stove has been fitted into an existing fireplace with a wall of exposed original stonework which creates an attractive feature to the room. From the lounge a door opens into the kitchen which has been fully modernised and is fitted with wall and floor units with white high gloss cabinet doors, integrated cooker, oven, hob and hood, and slimline dishwasher. The free standing washing machine and fridge freezer will also be included. The kitchen is stylishly finished with metro tiles to the splashbacks and a tiled floor. A door opens from the kitchen to the back garden.

Both bedrooms are double rooms decorated in neutral tones and the bathroom is fitted with a bath with over bath Mira thermostatic shower a w.c. and sink and a chrome ladder heated towel rail. The bathroom is fully tiled to wall and floors. The property enjoys large and private gardens. The front it is enclosed by hedges and a new fence and laid out chiefly with lawn. A stone chipped driveway leads from the road to the side and rear of the house. The large rear garden is generously proportioned and benefits from a south facing aspect. There is an area of patio closest to the house and the remainder is chiefly laid out in lawn. There is a large garden shed and potting shed, both of which will be included in the sale.





- Fully renovated detached cottage
- Immaculate presentation
- Brand new fixtures and fittings
- Peaceful location in quiet road
- Easy access to beach
- Lounge/dining room
- Kitchen
- Two bedrooms
- Bathroom
- New LPG central heating
- Double glazed sash and case windows
- Large gardens to front and rear
- Parking
- Ideal holiday rental

INCLUDED

All carpets and floor coverings
 Integrated oven, ceramic hob and hood
 Integrated dishwasher
 Free standing washing machine and fridge freezer
 Potting shed and garden shed

SERVICES

LPG from an underground LPG tank
 Water
 Electricity
 Drainage

VIEWING

By Appointment Through Our St Andrews Office
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FLOOR AREA 82 sqm







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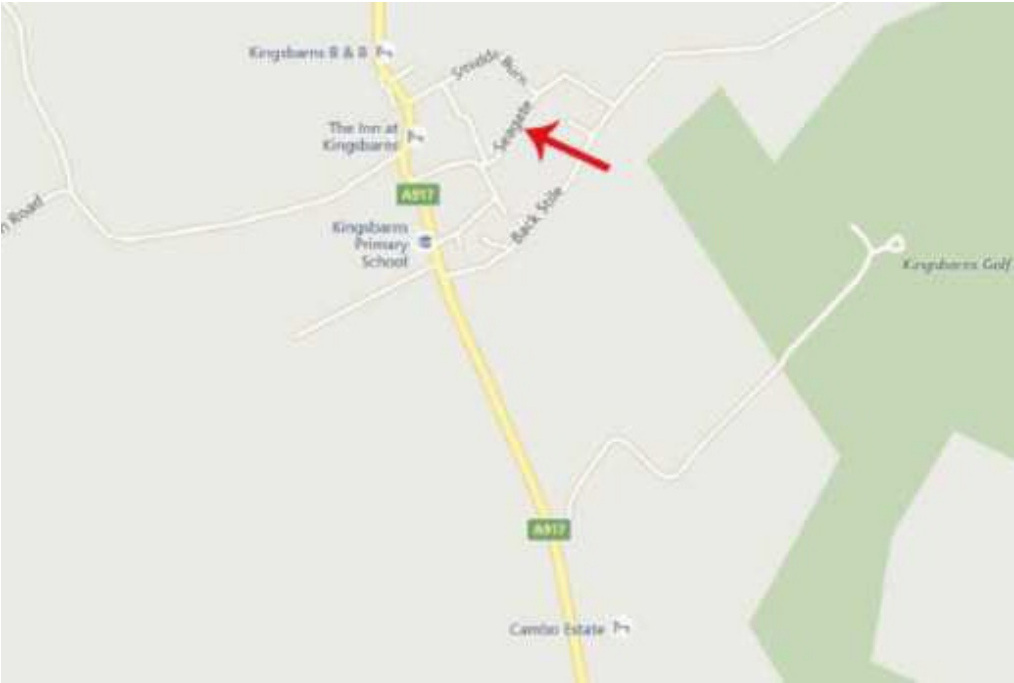
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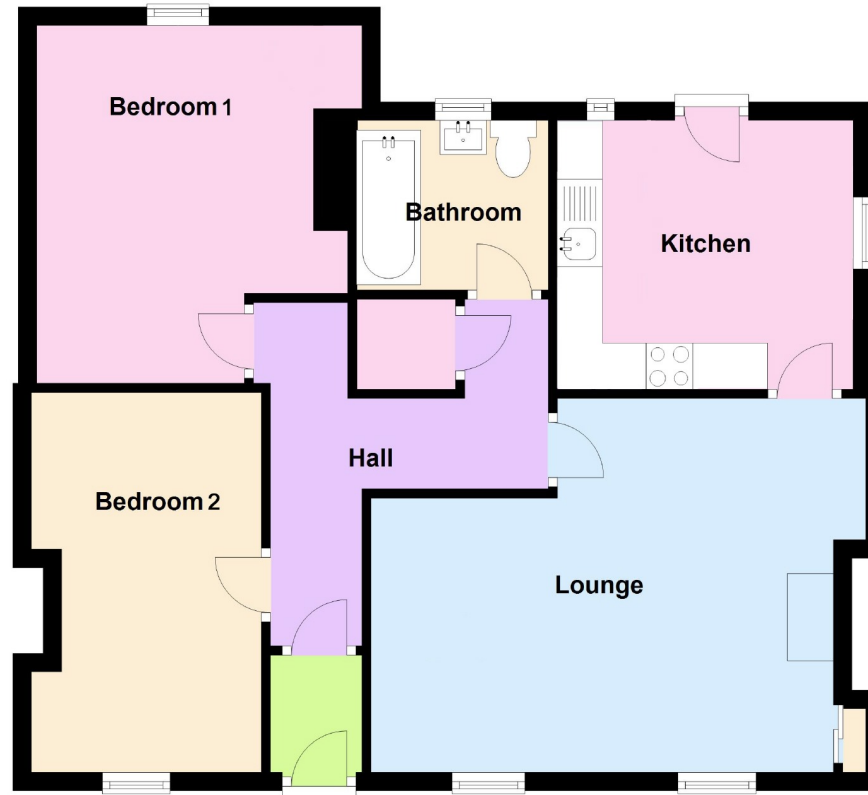
Room Sizes

Approximate measurements

Lounge	13'4" x 16'4"	4.07m x 4.99m
Kitchen	9'10" x 8'11"	3.00m x 2.72m
Bedroom 1	11'3" x 12'8"	3.42m x 3.87m
Bedroom 2	13'6" x 8'2"	4.12m x 2.49m
Bathroom	6'4" x 5'6"	1.92m x 1.68m



Demonstrative only, not to scale



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