



## Kay Cottage, 36 Main Street

| Strathkinness | KY16 9SB

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









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## Description

This charming semi detached stone built cottage is enviably located in 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.









## Description

The extremely well maintained accommodation has been extended and now forms a superb family home. The spacious entrance hall leads to the elegant sitting room which in turn leads to the spacious dining room with its picture window overlooking the sheltered south facing courtyard. From here leads to the fitted breakfasting kitchen which overlooks the superb walled garden.

The accommodation comprises on the ground floor: entrance vestibule, entrance hall, sitting room, dining room, fitted breakfasting kitchen, utility room, two bedrooms and bathroom with separate shower and on the upper floor: two further bedrooms and study/box room. The property benefits from good storage and gas central heating.

The property is set in delightful garden grounds featured on Beechgrove Garden. To the front of the property the garden is laid to lawn with attractive flower borders containing attractive spring bulbs. To the rear of the property there is a beautifully manicured private garden surrounded by a feature stone wall. Accessed from the back door there is a sheltered paved courtyard from here the patio opens onto a wonderful garden. To either side of the manicured lawn there are deep flower borders containing a variety of attractive flowering plants, evergreens and shrubs. In the middle of the garden there is a low wall which separates the garden. The rear section has an orchard and vegetable garden which is laid to large vegetable beds and a variety of fruit trees. There is a superb twenty two feet brick built workshop/potting shed, two stone/brick sheds and a greenhouse.

Early viewing is highly recommended. EPC E



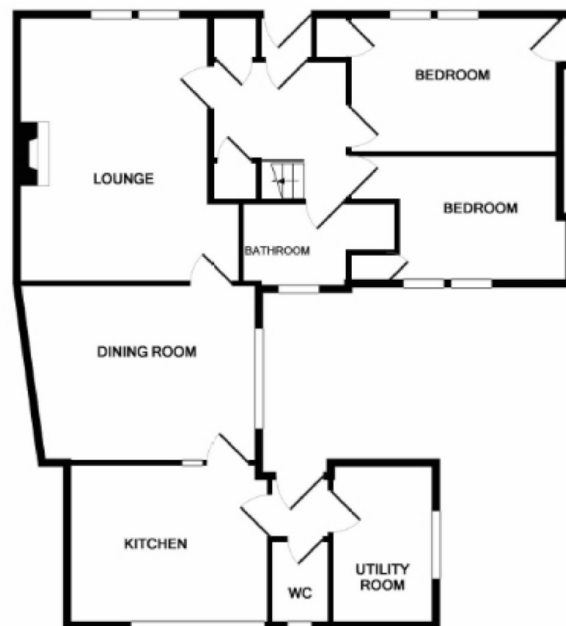




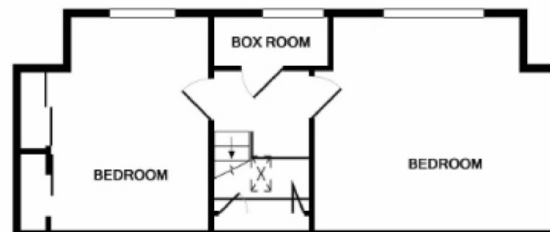




Entrance Vestibule	3'10 x 3'3	1.17m x 0.99m
Entrance Hall	8'9 x 8'7	2.67m x 2.62m
Sitting Room	16'2 x 13'4	4.93m x 4.06m
Dining Room	14'0 x 10'7	4.27m x 3.23m
Breakfasting Kitchen	11'10 x 9'9	3.61m x 2.97m
Utility Room	9'6 x 6'1	2.90m x 1.85m
Bedroom 1	12'7 x 9'5	3.84m x 2.87m
Bedroom 2	10'5 x 7'5	3.18m x 2.26m
Bedroom 3	14'9 x 12'11	4.50m x 3.94m
Bedroom 4	13'2 x 9'3	4.01m x 2.82m
Study/Box Room	6'10 x 3'3	2.08m x 0.99m
Bathroom	6'7 x 5'2	2.01m x 1.57m
Cloakroom	4'9 x 3'3	1.45m x 0.99m



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.  
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