



Taylor's Brae, Charleton Estate, By Colinsburgh, KY9 1HG
Offers Over £500,000







Impressive architect designed home set amidst beautiful mature garden grounds. Idyllic rural setting adjacent to Charleton Golf Course. Built by Garlands of Elie in 1997, the house is beautifully finished with solid oak fittings.

A sweeping gated drive leads to the property where there is ample parking and turning space, and a detached double garage with electric doors. The house is arranged on three split levels whilst still mainly on ground floor level, a mere four steps separating each level and there are stair lifts at each set of steps making it fully accessible.







The entrance vestibule with cloaks cupboard leads in turn to the welcoming reception hall and on to the other apartments. The bright spacious lounge takes full advantage of the views over the gardens and golf course beyond. The hall looks towards the mature rockery with double doors giving access to a sheltered patio. The master bedroom is at the far end of the house, benefitting from fitted wardrobes, a dual aspect and master en suite bathroom. Double doors provide direct access to the south facing patio. The second bedroom also has fitted wardrobes and is adjacent to the family bathroom. There are three further bedrooms all looking south over the gardens. One is currently used as a study.



The well equipped dining kitchen is dual aspect, has ample fitted units and Amtico flooring. There is an electric hob, double oven and integrated dishwasher and fridge. The cosy family sitting room is accessed from the dining kitchen looking south and west over the gardens. The utility room houses the free standing washing machine, tumble drier and freezer with a useful back door to the garden.

The garden grounds have been carefully planned providing year-round interest and variety with rose beds, a mature rockery leading to elevated wildlife ponds, herbaceous borders and a magnificent cherry tree.





Location

St Andrews 12 miles. Elie 4 Miles.
Edinburgh 44 miles.

Elie & Earlsferry have excellent local amenities including arguable the finest beaches within the East Neuk, 2 golf courses, a watersports centre and an array of eating establishments, shops and public houses. The historic university town of St Andrews, 'the home of golf' is only twelve miles away and Edinburgh is only forty-four miles away.

Colinsburgh is a charming village in the parish of Kilconquhar. The village is named after Colin Lindsay, 3rd Earl of Balcarres, who gave the land on which it was built. It has an excellent primary school, village hall, local shop and petrol filling station.

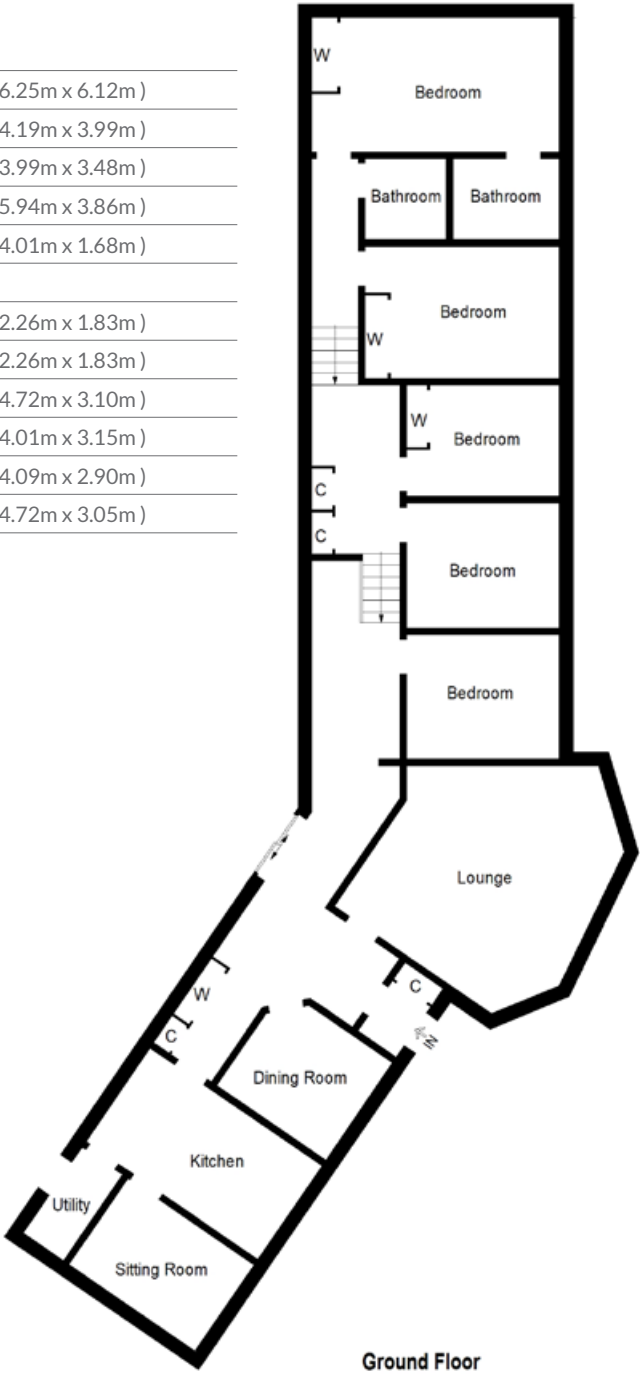
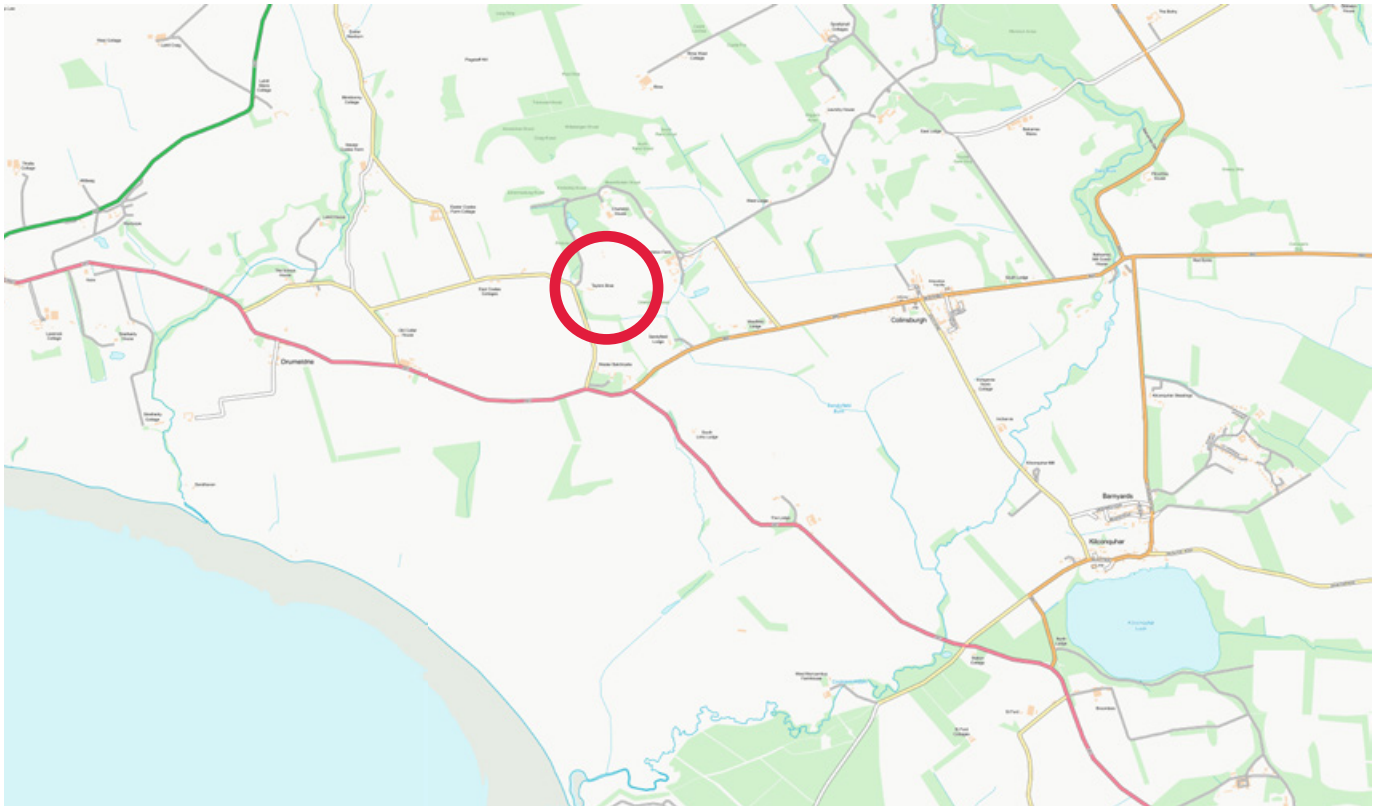






Room Dimensions

Lounge	20'6 x 20'1	(6.25m x 6.12m)
Sitting Room	13'9 x 13'1	(4.19m x 3.99m)
Dining Room	13'1 x 11'5	(3.99m x 3.48m)
Dining Kitchen	19'6 x 12'8	(5.94m x 3.86m)
Utility Room	13'2 x 5'6	(4.01m x 1.68m)
Master Bedroom		
En Suite Bath Room	7'5 x 6'0	(2.26m x 1.83m)
Family Bath Room	7'5 x 6'0	(2.26m x 1.83m)
Bedroom 2	15'6 x 10'2	(4.72m x 3.10m)
Bedroom 3	13'2 x 10'4	(4.01m x 3.15m)
Bedroom 4	13'5 x 9'6	(4.09m x 2.90m)
Bedroom 5	15'6 x 10'0	(4.72m x 3.05m)





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