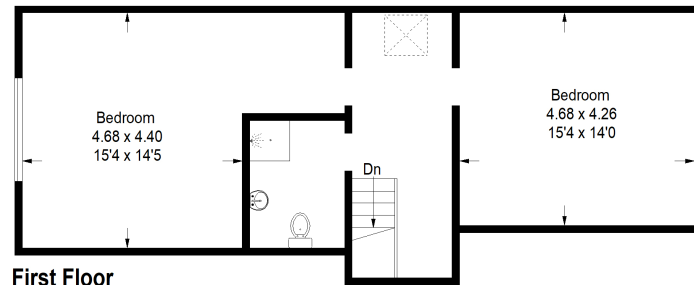
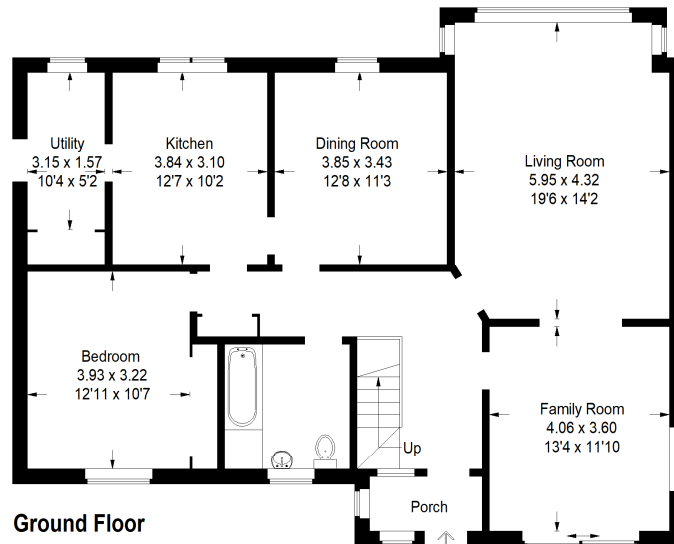


**Balgownie, 33 Church Road, Strathkinness,
St. Andrews, Fife, KY16 9XR**

Approximate Gross Internal Area
176.3 sq m / 1898 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID610990)

SERVICES

Electricity, mains water, mains drainage. Gas fired central heating.

DIRECTIONS

Heading east out of Cupar on the A91 towards St Andrews turn right onto Pitscottie Road/ B940. Continue for 3 miles on B940 to cross roads before turning left onto St Andrews Road/ B939. Follow B939 for 3.3 miles before turning left onto Main Street. At the crossroads at the top of the hill turn right onto High Road and right again on to Church Road. The Property will be on the left. A For Sale Board will be evident.

ENERGY RATING - C

COUNCIL TAX BAND - F

VIEWING

Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

WHILE THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED BY THE SELLING AGENT, NOR DO THEY FORM PART OF ANY OFFER TO SELL



WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents



BALGOWNIE, 33 CHURCH ROAD, STRATHKINNESS, KY16 9XR

This well laid out and comfortable family home is located in a quiet and highly desirable residential area on the outskirts of Strathkinness. It lies just a few short miles from the buzz of St Andrews with its ancient university, world class golf courses and cosmopolitan mix of shops and restaurants. It is set within enclosed garden grounds and enjoys extensive views over the surrounding countryside towards the Eden estuary. A swathe of mono-block driveway provides access to the property and to a detached single car garage to the front of the house. The gardens to the front and rear are mainly laid to lawn and feature a timber summer house and handy timber shed. The county town of Cupar (6.2 miles) offers a wide variety of local shops, services and leisure opportunities to meet every day requirements with a further range of shops and services available in Dundee (11 miles). Good local schooling is available nearby and there are also several excellent private schools in the area including St Leonards in St. Andrews. The property is served by main line railway stations at nearby Leuchars and Cupar as well as good road links to all the major towns and cities in Fife and beyond.

OFFERS OVER £350,000

www.williamsgraywilliams.co.uk

SUMMARY OF FEATURES:

- Well presented detached house set over two floors offering spacious family accommodation
- Located close to St Andrews
- Extensive countryside views towards the estuary
- 3 double bedrooms, bathroom & shower room
- 3 reception rooms
- Modern fitted kitchen. Utility room
- Enclosed and sheltered garden grounds with summerhouse and timber shed.
- Detached single car garage. Private driveway.

