



## ASKING PRICE NOW £125,000 BELOW HOME REPORT VALUATION

Hawthorne House offers a superb opportunity to purchase a substantial stone built semi detached property which previously was a successful bed and breakfast (prior to the current owners retiring) situated in the heart of the popular village of Strathkinness, a couple of miles from the historic town of St Andrews.

This handsome stone built extended property has been well maintained and the accommodation currently comprises entrance hall, elegant sitting room, guest dining room, breakfast room/office, fitted kitchen, seven bedrooms, four en suite shower rooms and two bathrooms. In addition the property benefits from double glazing and gas central heating. Included within the sale are all the fixed fitted floor coverings.

To the front of the property through a wrought iron gate leads to a path to the front entrance door. The front garden is laid to flower beds containing a delightful variety of flowering plants, shrubs and evergreens. The garden is enclosed by a stone wall. To the rear of the property there is a delightful private garden laid to manicured lawn surrounded by feature flower beds containing a great variety of flowering plants and shrubs. There is a large stone chipped driveway, with a most attractive flower border to the side, which leads from Sunnyside to the property, where there is a guests parking area and a large brick built garage/outbuilding.

The property is suitable as a large family home with the ability to have a separate apartment/granny annex in the extension. If additional accommodation is required and the purchaser is looking to expand, the large garage/outbuilding to the rear of the property has planning permission for conversion to two self contained one bedroom suites.

### 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, a well used village hall, a popular pub/restaurant and a regular bus service.

Strathkinness is well placed for commuting to the surrounding towns of Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away with further airport facilities and London flights also available from Dundee.



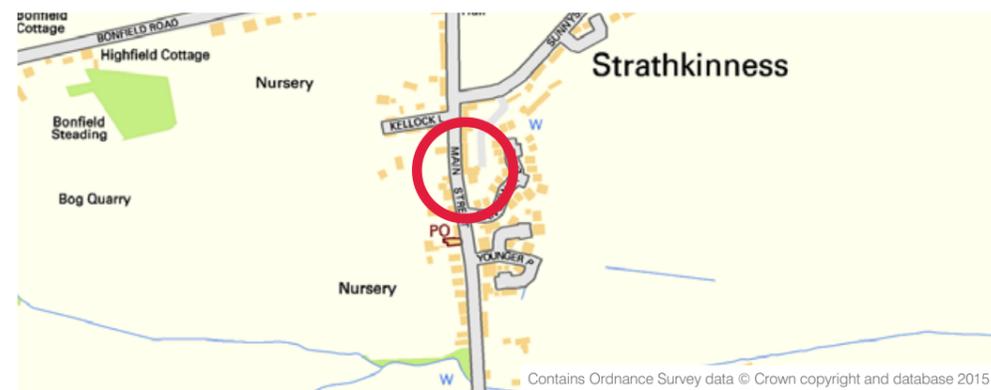
Hawthorne House, 33 Main Street, Strathkinness,  
St Andrews, Fife, KY16 9RY

**Room Dimensions**

Sitting Room	6.46m x 4.81m at widest point	(21'2" x 15'9" at widest point)
Dining Room	4.55m x 3.53m	(14'11" x 11'7")
Breakfast Room	3.56m x 2.95m at widest point	(11'8" x 9'8" at widest point)
Kitchen	4.15m x 3.74m	(13'7" x 12'3")
Bedroom 1	3.61m x 3.44m	(11'10" x 11'3")
En Suite Shower Room	1.68m excluding shower cubicle x 1.08m	(5'6" excluding shower cubicle x 3'7")
Bedroom 2	3.78m x 3.32m	(12'5" x 10'11")
En Suite Shower Room	2.70m x 0.89m	(8'10" x 2'11")
Bedroom 3	3.55m x 2.81m	(11'8" x 9'3")
Bedroom 4	4.50m x 3.46m	(14'9" x 11'4")
Bedroom 5	4.50m x 3.13m	(14'9" x 10'3")
Bedroom 6	3.57m x 3.27m at widest point	(11'9" x 10'9" at widest point)
En Suite Shower Room	1.73m x 1.60m	(5'8" x 5'3")
Bedroom 7	3.11m x 2.00m	(10'2" x 6'7")
En Suite Shower Room	1.56m excluding shower x 1.25m	(5'1" excluding shower x 4'1")
Bathroom 1	3.04m x 1.87m at widest point	(10'0" x 6'2" at widest point)
Bathroom 2	2.27m x 1.84m	(7'5" x 6'0")
Garage/Outbuilding	6.53m approx x 4.41m approx	(21'5" approx x 14'6" approx)



Illustrative only. Not to scale.





# Thorntons

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR  
Tel 01334 474200 Fax 01334 476366  
E: standrews@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk  
Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk  
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk  
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk  
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk  
Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk  
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk

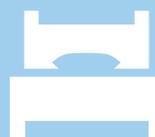
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3 Public



Garage



7 Bed



EPC Rating



6 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.