

**This beautifully presented fully residential Parkhome is enviably situated within a select development on the outskirts of St Andrews, ideally located for those wishing to enjoy the many amenities of this ever popular town whilst living in a tranquil rural environment.**

*The property is fully residential with the lowest council tax band.*

These are only two of many benefits the residents of Cairnsmill enjoy once they take entry to their luxury Parkhome. There are many others, such as, significant savings on the price you pay, allowing you to bank some money to enjoy a better independent lifestyle.

The Parkhome comes complete with a large wrap around deck to front and side, spacious landscaped garden. Bespoke designed and built, it comes with vaulted ceilings, two bedrooms, one with en suite and dressing area, kitchen with granite worktop, sitting room and separate TV room both with patio doors onto the deck, and bathroom with integrated wall mounted TV. The property also benefits from LPG gas central heating and double glazing.

More importantly, peace, quiet and security in lovely surroundings with like-minded neighbours and within the site there is a swimming pool. Fully residential Parkhomes once sited are not intended to be moved, have a long lifespan and compare favourably in every way with traditional homes. From 1st September 2013 the owners have new rights and responsibilities under the Mobile Homes Act to provide greater security. Viewing is essential to appreciate quality of build, convenient room layout and ample cupboard and wardrobe space, and not least location.



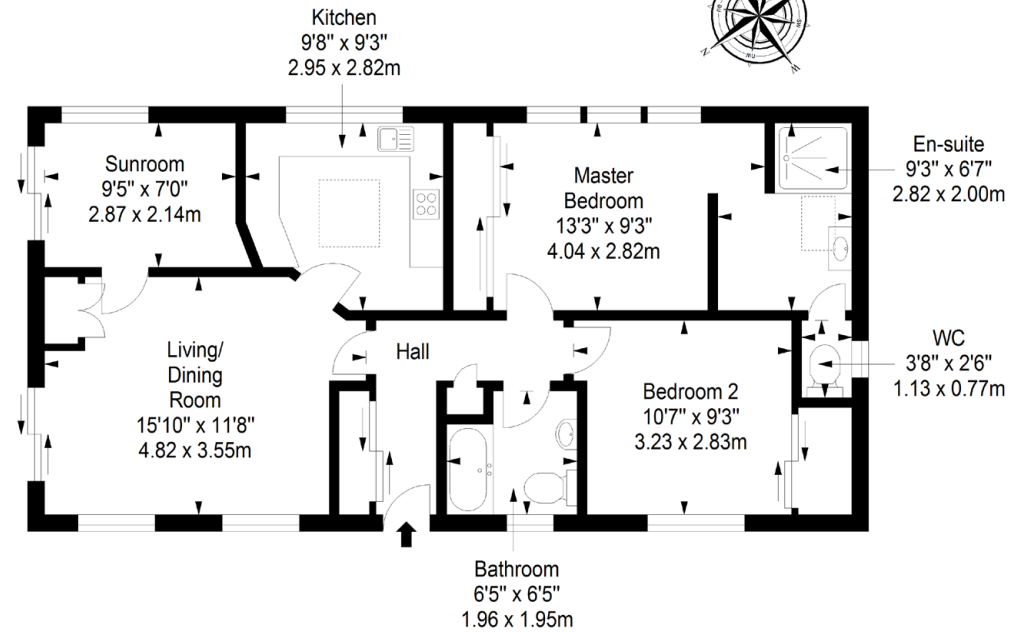
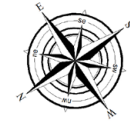






## Ground Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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All you need