



43a Sunnyside, Strathkinness, KY16 9XP

Offers over £190,000

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OFFERS OVER
£190,000

This spacious detached bungalow is found in the desirable village of Strathkinness, less than four miles from the famous university town of St Andrews, where all local amenities are found, including secondary schools, golf courses, beaches, shops, bars, restaurants, cinema, theatre etc. Strathkinness itself is a pretty village, with primary school, nursery, church and pub. 43a has spacious accommodation is all on one level, and benefits from electric storage heaters backed up with sealed unit double glazing throughout. It is well presented, though a purchaser may desire some modernisation in some areas.

The lounge is positioned to the front of the property, a spacious room with more than enough space for lounge furniture as well as dining suite. The kitchen is to the rear and is well fitted with wall and floor units, free standing appliances and a pantry and a cupboard. From the kitchen the door opens to the conservatory which is south facing, and fitted with electrical sockets. A door opens from here to the garden.

Both bedrooms are good sized double rooms, both benefiting from built in wardrobes. The bathroom is equipped with bath with over bath shower and screen, electric shower and a wc and sink. It is fully tiled. Further storage is found in the hall where there is an airing cupboard and a ceiling

hatch giving access to the loft.

The property has gardens to front and rear, all laid out with stone chips for ease of maintenance. To the front, it serves as a large driveway, and the rear is south facing and enjoys the sun for the whole day. There is a garden shed which will be included in the sale.





- Spacious detached bungalow
- Located in popular village
- Close to St Andrews
- Well presented
- Lounge
- Kitchen
- Conservatory
- Two double bedrooms
- Bathroom
- Electric heating
- Double glazing
- Driveway
- Garden

INCLUDED

Carpets and floor coverings
Curtains and blinds
Free standing white goods
Some items of furniture available by separate negotiation

SERVICES

Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING E

FLOOR AREA 76 sqm



Room Sizes

Approximate measurements

Lounge	14'8" x 12'3"	4.48m x 3.73m
Kitchen	12'11" x 7'10"	3.94m x 2.40m
Conservatory	7'2" x 10'4"	2.18m x 3.14m
Bedroom 1	11'3" x 9'8"	3.42m x 2.94m
Bedroom 2	9'6" x 13'7"	2.90m x 4.14m
Bathroom	5'1" x 7'9"	1.55m x 2.37m

Plan demonstrative only



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CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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