







## Large living room with cosy stove

*Enjoying a leafy and secluded setting in the heart of the village, The Yews is a spacious double-storey, 4-bedroom, 3-reception room family home surrounded by lush gardens and comes with a large drive and double garage.*

A wide reception hall (with a WC and built-in storage) welcomes you in and offers the first glimpse of the quality fittings and features on offer, including engineered hardwood flooring, quality doors and a mahogany staircase. Double doors open into a large living room. This fantastic reception room enjoys dual aspect windows with garden views and a feature mahogany fireplace, fitted with a cosy stove, ideal for the colder months. It acts as a central living point giving access to both the conservatory and a formal dining room.

## Features

- Tranquil and leafy village setting
- Large, detached house over 2 floors
- Reception hallway with guest WC
- Living room with cosy stove
- Formal dining room with French doors
- Dining kitchen with space for a snug
- Separate utility room with garage access
- Large conservatory with garden access
- Principal bedroom with 5-piece en-suite
- Three further double bedrooms
- Four-piece family bathroom
- Lovely, mature garden grounds
- Generous private drive
- Double garage with electric doors
- EPC Rating - D







A formal dining room with French doors & a dining kitchen with space for a snug

*The dining room is perfect for entertaining and family meals with French doors leading to the garden.*

Also boasting an impressive footprint is a large dining kitchen with space for a small snug. The kitchen comes with an outstanding range of wall and base units and a central island with dining space. Behind the units, you will find a neatly integrated fridge/freezer, dishwasher, double eye-level oven, induction hob with extractor hood. A separate utility room offers a discreet space for the laundry, extra storage and direct access to the integrated double garage. Completing the spacious ground floor accommodation is a large conservatory with French doors - an ideal space to enjoy the gardens all year round.







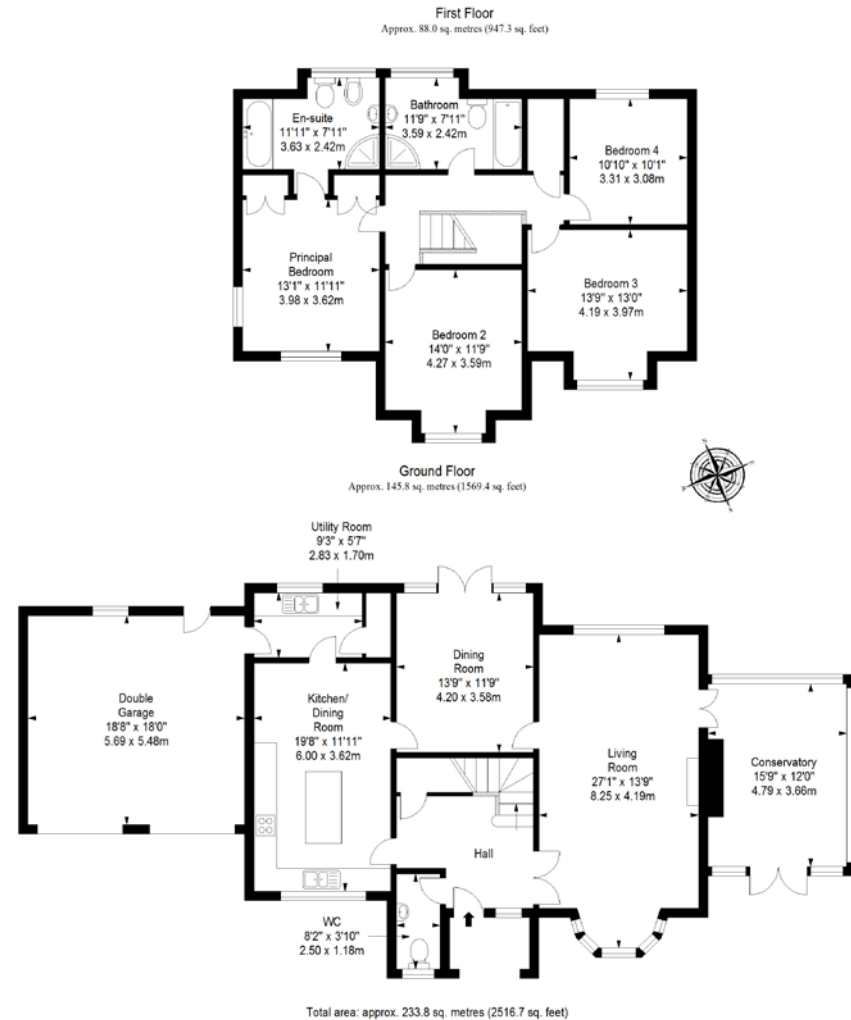


## Bedrooms, bathrooms & lovely, mature garden grounds

The staircase leads to the first floor where four double bedrooms await. The principal bedroom boasts a dual aspect, double fitted wardrobes, and a luxurious five-piece en-suite bathroom. A family bathroom services the other bedrooms and comes with a four-piece suite. Central heating and double glazing can be found throughout.

Externally, the house sits in lovely mature garden grounds. Beautifully planted, the garden offers mature trees, shrubs, flowers, lawns, pathways, a shed, and seating areas. In addition, the front garden boasts a large driveway, which in turn gives access to an integral double garage with electric doors, a window and a door to the rear.

Extras: Included in the sale are all the fitted floorcoverings, light fittings, curtains, integrated kitchen appliances, blinds, garden shed and woodstore.



## Kilmany

The village of Kilmany lies nearly equidistant between the city of Dundee and St. Andrews. Nestled within unspoilt countryside with world-class amenities only a short drive away, the village is famed as the birthplace of Jim Clark (OBE), the renowned world-champion Formula One driver. The attractive village is surrounded by countryside, offering breathtaking nature walks. Balmerino Primary School is only 1.5 miles away while either St Andrews or Dundee offer an excellent range of schooling and university options. The area is known for golf, with St Andrews being within striking distance. For shopping and culture you are spoilt for choice in the city of Dundee, just over 10-minutes away by car. The village's proximity to the A92 makes it ideal for commuting to Dundee, Perth and further south and north.

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