



PLOT 10, WOODSIDE LODGES, ST ANDREWS, KY16 9SL

This luxury "Artro" lodge forms part of Woodside Lodges, a unique and exclusive private owner's development of 2 and 3 bedroom lodges set in a sensational, secluded, rural location four miles from St Andrews. The lodge is designed exclusively for private holiday use by family members and friends and comes fully furnished and fitted to an uncompromising standard with stylish, quality fixtures and fittings throughout. Accommodation comprises a stunning and inviting open plan kitchen/dining/living space, 3 bright and spacious bedrooms, master complete with ensuite shower room, and a separate family bathroom all finished to a high specification. An extensive wraparound deck provides additional space for relaxing and alfresco dining throughout the day with breath-taking coastal views over the Eden Estuary and St Andrews golf courses beyond. Secure entry is via electric gates leading to the attractive rural estate with exquisite manicured and landscaped grounds with a designated golf practice area and secure dog exercise area.

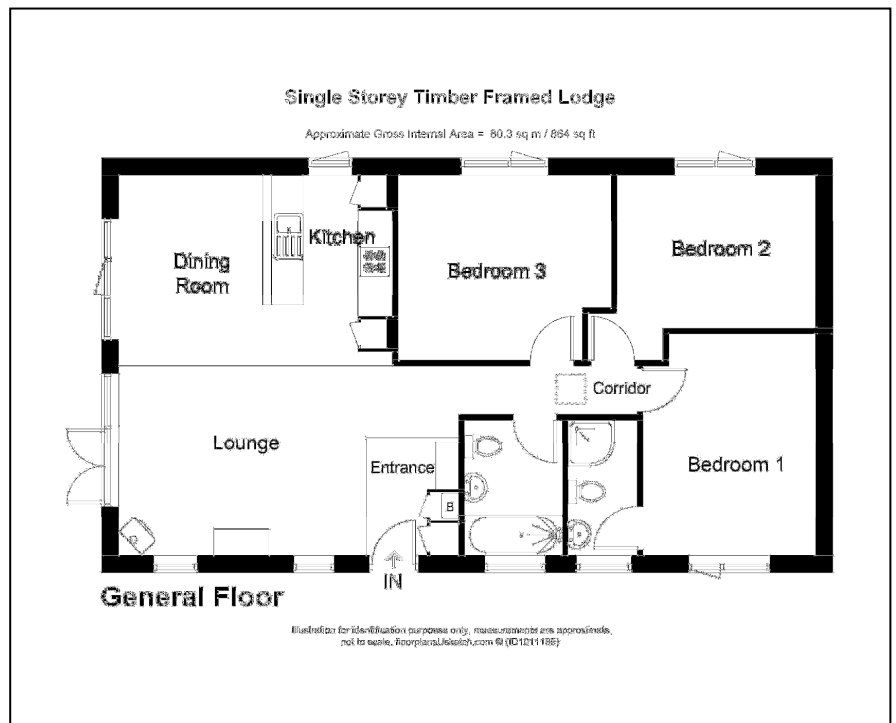


FIXED PRICE £259,000

The Lodge on Plot 10 nestles in a quiet and sheltered position alongside a pretty wood. Its slightly elevated vantage point provides stunning views in the distance of the 11th and 12th holes on the Old Course. The historic university town and golfing capital of St Andrews is a short drive away with its cosmopolitan array of amenities including the world renowned Old Course and the beautiful beaches at West and East Sands. The Kingdom of Fife boasts an abundance of wildlife, coastlines and fishing villages. The area is a mecca for the outdoor enthusiast, nature lovers and those looking for a relaxing escape. Walking, cycling and riding are all available locally alongside artisan shops, culture, culinary and Michelin star cuisine.

SUMMARY OF FEATURES:

- Exclusive, private holiday accommodation
- 3 bedrooms (master ensuite)
- Open plan living/dining/kitchen area
- Family bathroom
- High specification finishes throughout
- Quiet location 4 miles from St Andrews
- Gas central heating and double glazing
- Driveway with private parking
- Stunning coastal views
- Golf practice area
- Secure dog exercise area



DIRECTIONS – Head east out of Cupar towards St Andrews on A91. Turn right where signposted towards Kemback and Dairsie Bridge and continue over Dairsie Bridge before turning left on to Strathkinness High Road. Continue for 1.8 miles and the entrance to Woodside Lodges will be on the left.

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