

Offers Over £400,000





This luxurious semi-detached villa was built to a very high specification by award winning Headon Developments. It is situated in the heart of the much sought after village of Strathkinness and three miles from St Andrews.

The property contains many outstanding features including an elegant sitting room overlooking the village green, family room/play room/ bedroom five, open plan dining kitchen and living area with integral appliances and bi-fold glazed doors leading to a raised patio. The ground floor also contains a utility room and downstairs wc. The first floor comprises a stylish family bathroom and four bedrooms all with fitted wardrobes, two of the bedrooms have adjoining en suites.

To the front of the property is a manicured lawn with well stocked flower beds. A path from the front garden leads to a paved patio area and steps lead down to the south facing lawn and raised flower bed.

The garage is accessed via the side door directly from the rear garden, whilst vehicular access is served via an electric security gate, giving way to an enclosed shared courtyard leading to the private double garage with electrically operated vehicular door and monoblock parking area.

The property benefits from underfloor heating in the dining kitchen, bathroom and en suite shower rooms, an abundance of storage, double glazing and gas central heating.

Wall mounted Smart TV's in the Kitchen, and Master Bedroom, along with Smart TV/DVD player in the Family Room, are included in the sale, although none have been tested and no guarantees are given

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 and a well-used village hall as well as a village pub/ restaurant and a regular bus service.

The historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants.

Renowned worldwide as "the home of golf with seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex.

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach.

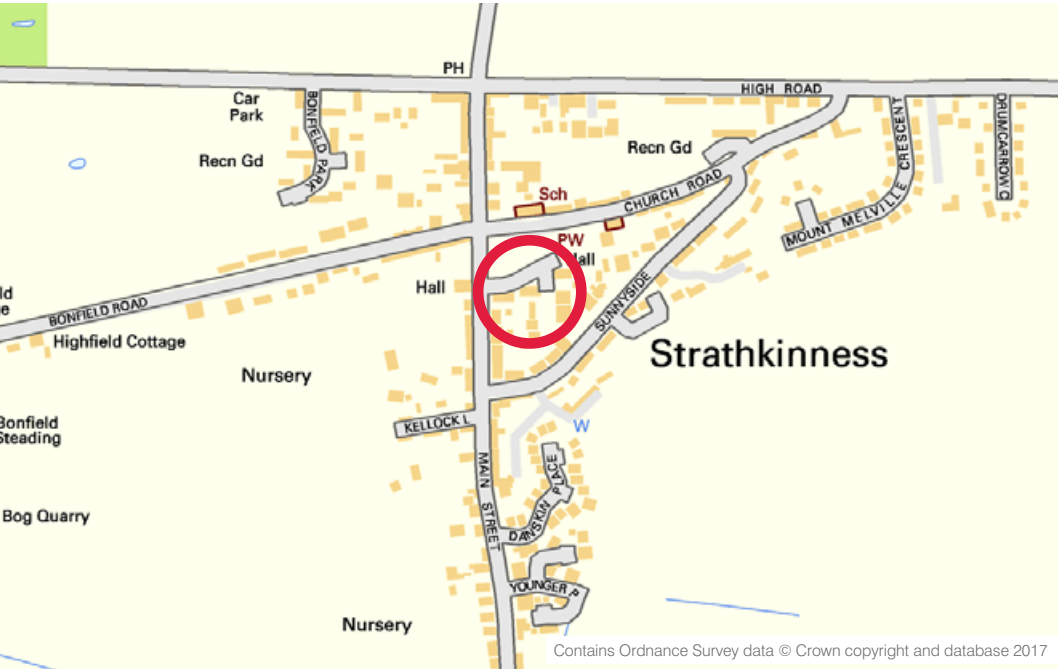
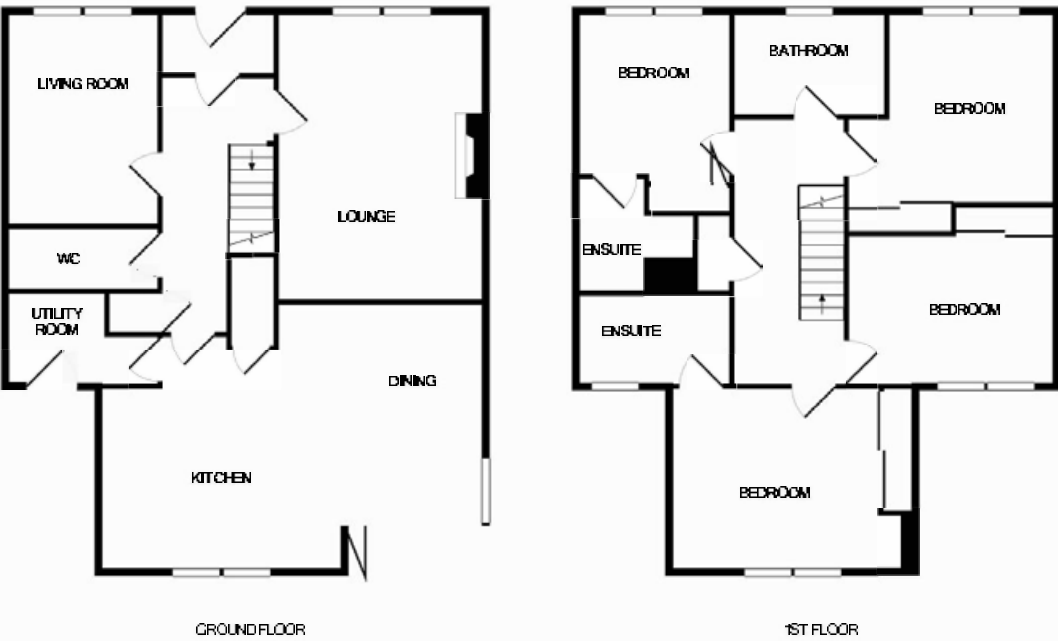
Strathkinness is well placed for commuting to most of the surrounding towns such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service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



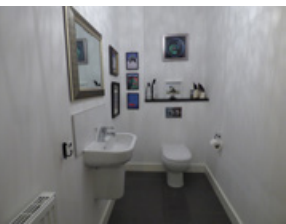
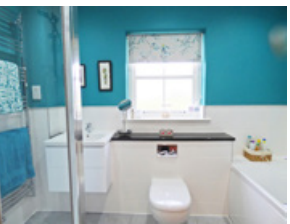
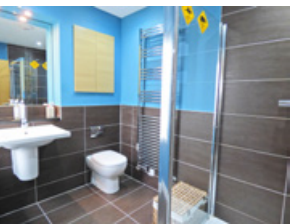
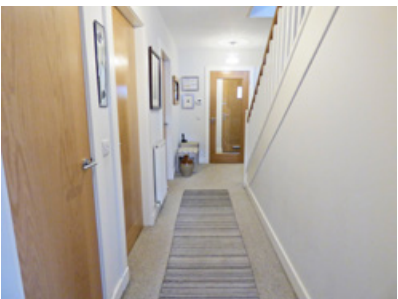


Room Dimensions

Sitting Room	12'11x18'8	(3.94m x 5.69m )
Family Room	9'5x13'5	(2.87m x 4.09m )
Kitchen/Dining/Living Room	25'0x15'11	(7.62m x 4.85m )
Utility Room	9'6x6'4	(2.90m x 1.93m )
Cloakroom	9'6x4'0	(2.90m x 1.22m )
Bedroom One	11'6x14'4	(3.51m x 4.37m )
Ensuite	8'11x5'9	(2.72m x 1.75m )
Bedroom Two	9'6x10'9	(2.90m x 3.28m )
Ensuite	7'4x7'2	(2.24m x 2.18m )
Bedroom Three	9'6x13'0	(2.90m x 3.96m )
Bedroom Four	13'0x12'0	(3.96m x 3.66m )
Family Bathroom	9'6x6'6	(2.90m x 1.98m )









# Thorntons

*Let's get a move on!*

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR

Tel 01334 474200 Fax 01334 476366

E: [standrews@thorntons-law.co.uk](mailto:standrews@thorntons-law.co.uk)

Anstruther: Tel 01333 310481

E: [anstruther@thorntons-law.co.uk](mailto:anstruther@thorntons-law.co.uk)

Arbroath: Tel 01241 876633

E: [arbroath@thorntons-law.co.uk](mailto:arbroath@thorntons-law.co.uk)

Cupar: Tel 01334 656564

E: [cupar@thorntons-law.co.uk](mailto:cupar@thorntons-law.co.uk)

Dundee: Tel 01382 200099

E: [dundee@thorntons-law.co.uk](mailto:dundee@thorntons-law.co.uk)

Edinburgh: Tel 0131 225 8705

E: [edinburgh@thorntons-law.co.uk](mailto:edinburgh@thorntons-law.co.uk)

Forfar: Tel 01307 466886

E: [forfar@thorntons-law.co.uk](mailto:forfar@thorntons-law.co.uk)

Kirkcaldy: Tel 01592 803400

E: [kirkcaldy@thorntons-law.co.uk](mailto:kirkcaldy@thorntons-law.co.uk)

Montrose: Tel 01674 673444

E: [montrose@thorntons-law.co.uk](mailto:montrose@thorntons-law.co.uk)

Perth: Tel 01738 443456

E: [perth@thorntons-law.co.uk](mailto:perth@thorntons-law.co.uk)

**[thorntons-property.co.uk](http://thorntons-property.co.uk)**



3 Public



Double Garage



4 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

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.