



Offers Over £365,000



This charming extended detached cottage, with superb views over the rolling Fife countryside and set within its own delightful landscaped garden grounds, is situated within the heart of the desirable village of Blebo Craigs and ideally located for those wishing to enjoy the many amenities of the nearby historic town of St Andrews whilst living in a semi rural environment.

The cottage has been extended to form a spacious family home. Presented in fresh decorative order, the well maintained accommodation comprises on the ground floor: entrance vestibule, spacious inner hall with good storage, sitting room with feature bi-fold doors to west facing conservatory, which in turn gives access to the garden, dining room with patio doors to garden and open plan to recently installed kitchen, double bedroom and bathroom, and on the upper floor: large master bedroom with fine east and west facing views, two further double bedrooms, again with superb countryside views, and shower room. The property benefits from oil fired central heating and double glazing.

The extensive garden is laid to a contoured lawn with feature shrubberies containing a most attractive variety of mature shrubs and trees. To the front of the property there is a large sweeping driveway, suitable for off street parking. There is also a timber garage, green house, summer house and shed.

Tigh-na-Coille should be viewed at the earliest opportunity to fully appreciate its charm.

Location

Blebo Craigs is a popular and highly desirable hamlet well known for its community life, situated on the south facing slopes of Kemback Hill with many fine country and woodland walks nearby, located just off the B939 approximately 5 miles from the historic town of St Andrews and approximately 5 miles from the original Fife county town of Cupar. From the hamlet there is a fine walk to the nearby village of Strathkinness with its tavern renowned for its fine food.

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). Cupar also provides good state schooling at Bell Baxter High School and The High School of Dundee is within easy reach. There is a local primary school in Strathkinness.

The hamlet is well placed for anyone wishing to commute to Dundee, St Andrews, Kirkcaldy or Glenrothes. Nearby Leuchars and Cupar are on the main Aberdeen to London East Coast rail link, which makes Edinburgh an easily reached destination. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.





Thorntons

Let's get a move on!

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3 Public



Garage



4 Bed



EPC Rating



2 Bath



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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.

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