



45 Main Street, Strathkinness, St. Andrews, KY16 9RZ

Offers Over £580,000



BEAUTIFUL 5 Bedroom 5 Bathroom 2 Reception Detached Villa on a SUBSTANTIAL PLOT, with COUNTRYSIDE VIEWS, in a sought-after location just outside St Andrews (approx. 3 miles) providing all essential amenities. Easy commuting to Dundee, Edinburgh and Perth via Leuchars Train station, making this the ideal family home. Accommodation: Hall, sitting room, dining room, breakfasting kitchen, sun porch, utility room, 5 double bedrooms with 3 ensuite shower rooms, shower room and a bathroom. DG. GCH. PV panels. Gardens. DRIVEWAY and GARAGE. PERSONAL PROPERTY TOUR available online.



LOCATION

The Idyllic village of Strathkinness has good local amenities at hand including a popular pub / restaurant, community garden, nursery, 2 playgrounds and a highly regarded primary school. Secondary schooling is provided at Madras College in St Andrews. Home to an array of wildlife, and beautiful rolling countryside makes this a great choice for the outdoor enthusiast. The neighbouring St. Andrews, 3 miles away, is home to the University which is ranked one of the top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many other golf courses including "The Old Course" which is an Open Championship Course and ranked among the finest in the world. It's truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians. You could be next.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into a spacious hallway. Timber stairs with carpeted treads lead to the upper landing. Cupboard provides shelving/hanging/storage space. Coving. 2 radiators. Carpeted.

SITTING ROOM

20'0" x 14'4" (6.10m x 4.39m)

Spacious sitting room with double-glazed windows to the side and front overlooking the countryside. Coving. 3 radiators. Carpeted.

DINING ROOM

11'4" x 10'6" (3.47m x 3.22m)

Bright dining room with double-glazed windows to the front overlooking the countryside. Coving. Radiator. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

14'4" x 12'4" (4.37m x 3.78m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula unit provides a social dining space. Integrated appliances include an infrared range hob, chimney style extractor fan above and eye level ovens. Double-glazed window to the front and side. Coving. Radiator. Engineered hardwood flooring. Doorway to the sun porch.

SUN PORCH

9'1" x 5'10" (2.79m x 1.78m)

Cosy sun porch with double-glazed windows to the front and side overlooking the garden. UPVC door provides access to and from the garden. Timber door leads to the integrated garage via the utility room. Carpeted.

UTILITY ROOM

14'9" x 11'5" (4.50m x 3.48m)

Convenient utility room with wall mounted, floor standing units providing storage and workspace. Cupboard provides additional storage. Wall mounted gas central heating condensing combi boiler. Carpeted. Doorway to the garage.

BEDROOM 1

14'0" x 13'0" (4.27m x 3.98m)

Spacious double bedroom with double-glazed window to the rear. Fitted furniture provides shelving/hanging/storage space with a fixed vanity area. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'6" x 2'6" (2.31m x 0.78m)

2-piece suite comprising: W.C and a shower enclosure with pivot door and thermostatic control shower. Partially tiled. Carpeted.

BEDROOM 2

13'11" x 11'10" (4.26m x 3.61m)

Additional double bedroom with double-glazed window to the side. Fitted wardrobes provide shelving/hanging/storage space with a fixed vanity area. Coving. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'0" x 2'6" (2.14m x 0.78m)

2-piece suite comprising: W.C and a shower enclosure with pivot door and thermostatic control shower. Partially tiled. Carpeted.

BEDROOM 3

20'10" x 10'4" (6.37m x 3.17m)

Previously 2 double bedrooms currently opened to provide a music room with 2 double-glazed windows to the rear. Easily reinstated as 2 double bedrooms again with the erection of a stud partition wall. Fitted wardrobes provide shelving/hanging/storage space with a fixed vanity area. 2 radiators. Carpeted.

BATHROOM

10'4" x 6'11" (3.16m x 2.11m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with sliding doors and thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

UPPER LANDING

Leads to 2 further bedrooms and a shower room. Carpeted.

BEDROOM 4

19'9" x 18'0" (6.03m x 5.51m)

Spacious double bedroom with double-glazed windows to the front and

side with countryside views. Fitted wardrobes provide shelving/hanging/storage space with a fixed vanity area. 2 good-sized eaves storage cupboards. 2 radiators. Carpeted.

BEDROOM 5

18'1" x 15'10" (5.52m x 4.83m)

Last of the double bedrooms with a double-glazed window to the front with a countryside view. Fitted wardrobes provide shelving/hanging/storage space with a fixed vanity area. Eaves storage cupboard. Radiator. Carpeted. Doorways to the ensuite shower room and dressing room.

ENSUITE SHOWER ROOM

7'6" x 2'7" (2.30m x 0.79m)

2-piece suite comprising: W.C and shower enclosure with a pivot door and thermostatic control shower. Partially tiled. Carpeted.

DRESSING ROOM

13'10" x 9'8" (4.22m x 2.96m)

Spacious multi-purpose room ideal for use as a dressing room, craft room or home office. Eaves cupboards provide storage and houses the solar powered hot water tank. Hatch provides access to the roof space. Radiator. Carpeted.

SHOWER ROOM

7'7" x 6'0" (2.32m x 1.84m)

3-piece suite comprising: W.C, wash hand basin and shower enclosure with a pivot door and thermostatic control shower. Double-glazed window to the rear. Partially tiled. Radiator. Carpeted.

GARDEN

To the side of the property is laid to lawn with a border containing established plants and a shared driveway leading to the garage providing off street parking for several vehicles. Timber shed provides storage space. A metal gate leads to the mainly laid to lawn front garden with an array of plants, shrubs and trees providing colour throughout the year. A paved patio provides an ideal spot for garden furniture to relax and enjoy entertaining family and friends in the sun. Timber ramp provides an accessible entrance to the properties ground floor with an additional access point via the sun porch.

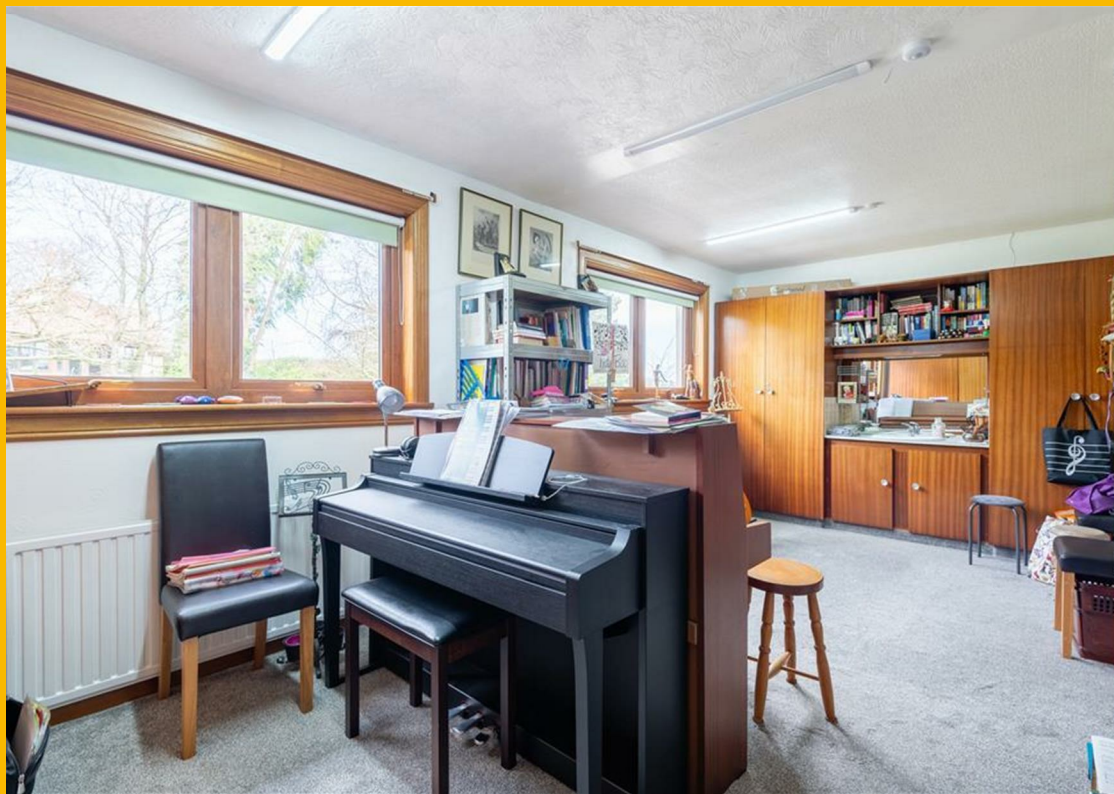
DOUBLE GARAGE

18'0" x 15'3" (5.49m x 4.65m)

Double garage accessed internally off the utility room or driveway via an electric roller door providing secure parking with ample space for additional storage. Provision for light, power and concrete flooring.

AGENTS NOTES

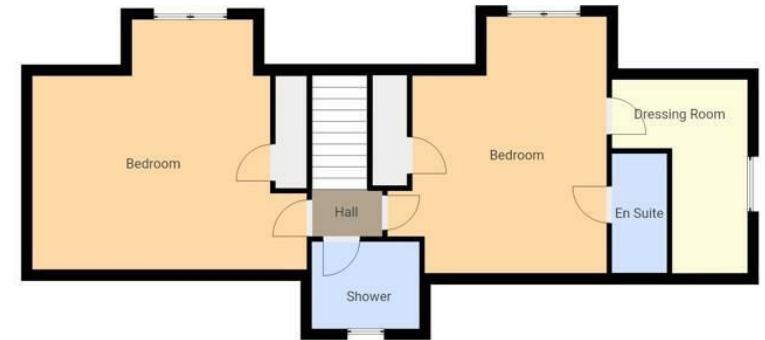
Please note that all room sizes are measured approximate to widest points.





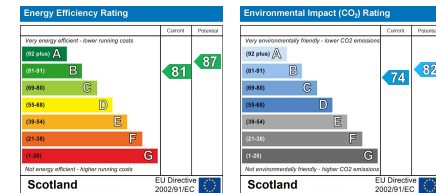


Ground Floor



First Floor

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