

# Thorntons

Lilyoak, 16 Main Street,  
Strathkinness KY16 9RU



Situated in Strathkinness, within easy reach of St Andrews, this semi detached stone-built home, (circa 1900) offers well proportioned, flexible accommodation and benefits from a generous rear garden.

On the ground floor, an entrance vestibule leads to a generous hallway which gives access to the sitting room, a family room, a music room/bedroom four, a bathroom. the kitchen and the polished wood staircase to the first floor.

Situated to the rear of the property, the kitchen offers direct access to an attractive 'Amdega' hardwood conservatory which overlooks the large garden.

From its spacious landing, the first floor offers three good-sized bedrooms, storage space and a separate shower room with WC.

Viewing is recommended to appreciate the accommodation on offer.

## Lilyoak, 16 Main Street, Strathkinness KY16 9RU

### Room Dimensions

|                      |                          |                         |
|----------------------|--------------------------|-------------------------|
| Entrance Vestibule   |                          |                         |
| Reception Hallway    |                          |                         |
| Sitting Room         | 15'8" x 11'6"            | 4.78m x 3.50m           |
| Family Room          | 15'8" x 11'4"            | 4.78m x 3.47m           |
| Music Room/Bedroom 4 | 11'9" x 9'6"             | 3.03m x 2.90m           |
| Kitchen              | 12'6" x 9'11"            | 3.35m x 3.03m           |
| Conservatory         | 15'9" x 11.8"            | 4.95m x 3.58m           |
| Master Bedroom       | 23'8" x 11'7"            | 7.23m x 3.53m           |
| Bedroom 2            | 11'11" x 10'6"           | 3.67m x 3.20m           |
| Bedroom 3            | 12'11" at widest x 12'0" | 3.93m at widest x 3.67m |
| Bathroom             | 6'5" x 5'10"             | 1.95m x 1.79m           |
| Shower Room/WC       | 6'8" x 5'6"              | 2.03m x 1.72m           |





## Location

Although only a couple of miles from the historic University town of St Andrews, Strathkinness offers a country village ambience. It boasts an excellent primary school, a well-patronised village hall and a popular pub/restaurant.

There are regular bus services to St Andrews and Dundee.

Strathkinness is well-placed for commuting to 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 Dundee or Edinburgh. Edinburgh airport, with its shuttle service to London, is approximately fifty miles away. Further airport facilities and London flights are also available from Dundee.

In detail the accommodation comprises:

### Entrance Vestibule

Window to front. Small cupboard housing the electricity meter. Coat hooks. Two ceiling lights. Tiled flooring. Glazed panel door to reception hallway.

### Reception Hallway

Shelved storage cupboard. Radiator. Spotlights on track. Stripped wood floor. Doors to sitting room, family room, kitchen, music room/bedroom four and bathroom. Polished wooden staircase to upper landing.



## Sitting Room

Window to front. Woodburning stove in Fife stone and Italian marble fireplace. Shelved alcove. TV aerial point. Coving. Radiator. Pendant light fitting. Stripped wood floor.

## Family Room

Window to front. Shelved cupboard. Coving. Radiator. Pendant light fitting. Stripped wood floor.

## Kitchen

Window to rear. Fitted units at base and wall level with co-ordinating work surfaces. Coloured sink with left hand drainer and mixer tap. Tiled splashback. 'Aga Rangemaster' dual fuel (gas hob, twin electric double oven) range cooker with matching extractor hood over. Radiator. Spotlight on track. Stripped wood floor. Door to conservatory.

## Conservatory

Hardwood 'Amdega' conservatory with windows to three sides. Spotlights on track. Tiled flooring. Double doors to garden.

## Music Room/Bedroom 4

Window to rear. Built-in wardrobe with Louvre doors. Radiator. Pendant light fitting. Carpet floor covering.

## Bathroom

Opaque window to rear. White three piece suite comprising WC, wash hand basin and bath with shower attachment to tap. Fitted mirror with shaver point and light. Fully tiled walls. Radiator. Ceiling light. Tiled flooring.





### Upper Floor Landing

Door to shelved cupboard. Door to eaves storage cupboard. Hatch to loft. Spotlights on track. Stripped wood floor.

### Master Bedroom

Dormer window to front. 'Velux' window to rear. Two built-in cupboards in eaves. Further shelved cupboard. Radiator. Pendant light fitting. Carpet floor covering.

### Bedroom 2

'Velux' window to rear. Radiator. Spotlights on track. Stripped wood floor.

### Bedroom 3

Dormer window to front. Eaves storage cupboard. Radiator. Pendant light fitting. Stripped wood floor.

### Shower Room

Large window to rear and Skylight above. WC and wash hand basin. White wet wall panelled shower cubicle with 'Mira' electric shower and shower curtain. Radiator. Ceiling light. Vinyl floor covering.

### Exterior

To the front of the property the garden is laid to plants, shrubs and is enclosed by a low stone wall. A pathway to the side gives access to the extensive rear garden which is laid mainly to lawn edged by mature established plants and bushes. With a stone wall on one side and beech hedge on the other, the rear garden features apple trees, a Victoria Plum tree, blackberries

and raspberries - and yields a good crop of rhubarb annually.

Outside store. Traditional clothes poles. Outside tap.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, blinds and 'Aga RangeMaster 110' range cooker with matching extractor hood.

### Other Information

Double glazing and gas central heating.

### Council Tax Band "E"

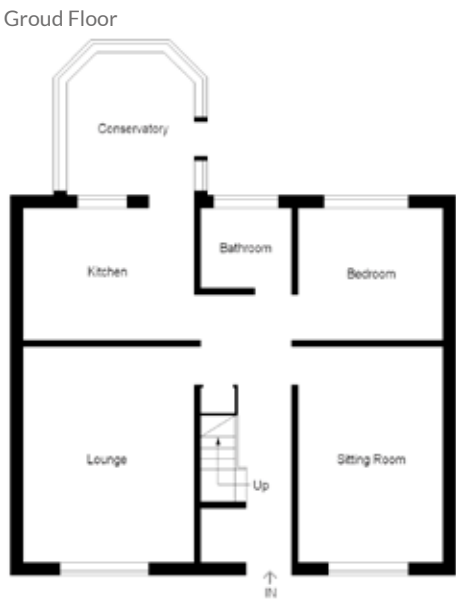
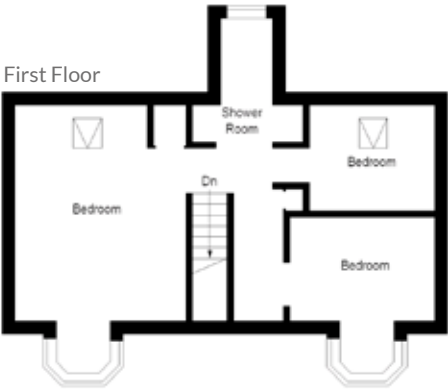
### EPC Rating "E"

### Directions

If approaching Strathkinness from St Andrews direction on the Strathkinness Low Road, turn right into Main Street. Continue up the hill and No. 16 is situated on the left hand side. A 'For Sale' board will be in evidence.



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Illustrative only. Not to scale.

# Thorntons

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PSPC



TSPC



fifespc  
Fife Solicitors Property Centre

SPC

SCOTLAND  
spcscotland.co.uk



3 Public



4 Bed



2 Bath



On Street  
Parking



EPC Rating



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.