

# Thorntons

38 Seagate, Kingsbarns,  
Fife, KY16 8SR



This charming, single storey cottage is in the popular Kingsbarns location in the East Neuk, Fife, a 6.5 mile drive from the town of St Andrews and convenient for local village amenities and services. The property has been tastefully and extensively refurbished to a high standard throughout and must be viewed to be fully appreciated.

The property is set in a corner position at the end of a terrace with attractively landscaped garden ground providing an excellent outlook from the main public area and bedrooms. Accessed through gates in an attractive stone boundary wall, there is a large parking area catering for the needs of a number of vehicles and also with two garden sheds. There are double French doors leading from the living area to the patio and garden whilst a single French door gives access from the main bedroom. The property has two bedrooms, both of which enjoy their own private en-suite facilities. In addition a cloaks/utility/WC facility is positioned off the bright entrance hallway. The main living area is an open plan living room/dining room/ kitchen. The clearly defined kitchen area incorporates an attractive range of wall and base units with integral hob, oven, hood, fridge and ample work surfaces. The cottage will appeal to a variety of buyer types including investment purchasers, retirement buyers and as a comfortable owner occupied home. The property is also considered suited for use as a second/holiday home and for holiday lets etc.

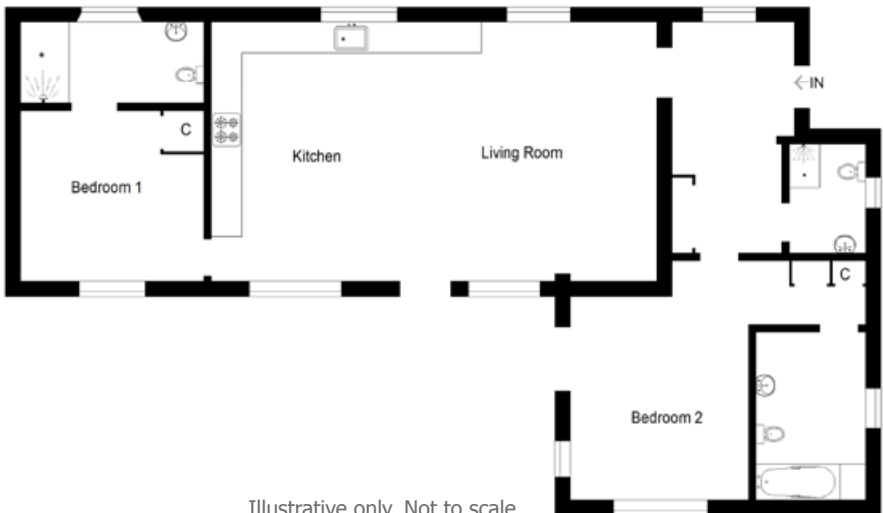
This popular area of Fife has a host of attractive features including the many world famous golf facilities including the home of golf itself at nearby St Andrews. Kingsbarns is within comfortable commuting distance of all major North Fife towns and convenient for main arterial links through to the major Scottish cities of Edinburgh, Glasgow, Dundee and Aberdeen.

The property benefits from central heating, double glazing and has a wood burner in the main living area. The subjects are sold with fitted floor covering and blinds included with other items available as negotiable extras.

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### Room Dimensions

Living Dining Kitchen	6.70m x 4.88m	22'0" x 16'0"
Bedroom 1	3.81m x 3.81m	12'6" x 12'6"
En Suite Bathroom	2.36m x 1.98m	7'9" x 6'6"
Bedroom 2	3.55m x 3.53m	11'8" x 11'7"
En Suite Shower Room	3.50m x 1.22m	11'6" x 4'0"



Illustrative only. Not to scale.











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PSPC



TSPC



SPC SCOTLAND  
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1 Public



2 Bed



2 Bath



Parking Area



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.