Offers Over £325,000
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 shrubbery 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-Colle should be viewed at the earliest opportunity to fully appreciate its charm.

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 Strathkinnness.

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
4 Bed
2 Bath

EPC Rating
Garage

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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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