



Dean Bank, 8 Main Street, Kilrenny, KY10 3JL
Offers around £260,000



Dean Bank 8 Main Street Kilrenny KY10 3JL

**OFFERS AROUND
£260,000**

This beautiful and spacious mid-terraced stone/brick-built property dates back to the 1900's, yet still retains many of its charming and interesting original features. It is positioned in a quiet and idyllic location, off the main road, in the picturesque conservation village of Kilrenny, 11 miles from St Andrews - renowned for its golf and University. For public transport commuting purposes there are bus stops 150 yards away enabling access to Leuchars main line station, local towns and major cities. Local schools are also served (Anstruther, two miles.) It is a 10-minute walk to the scenic Fife Coastal Path and the garden gate at the rear of the property leads to the road giving access to Kilrenny Common with its children's play park and quiet country walks. The property is well presented. It benefits from off-peak electric storage heating and the secondary glazing allows retention of the original sash and case windows as a feature. Other original features that have been carefully retained include high ceilings and stunning cornice work, original panelled doors, ebony door handles and attractive fireplaces.

The front door opens through a vestibule into the hall with doors opening to the downstairs accommodation and from where the staircase rises to the first floor. The lounge is positioned to the front of the property with the beautiful original

fireplace housing an open fire. A press cupboard provides storage. To the rear is the dining room used by the current owners as a family room, also featuring a fireplace/hearth housing a living flame gas fire, a window opening to the conservatory and doorway access to the kitchen. The kitchen is to the rear of the property with double-glazed windows looking out to the garden and a door which opens into the conservatory. The limed-ash galley style kitchen is well equipped with wall and floor units, gas cooker and free-standing appliances - which will be included in the sale. The double-glazed conservatory leads off the kitchen. It is used by the current owners as a dining area and is equipped with light and power. From here a door opens to the garden. Also, at ground floor level is bedroom 4/office with BT telephone/router entry point and window to the conservatory. Upstairs are three further bedrooms and the bathroom. Bedrooms 1 and 2 are good sized double rooms, both with press cupboards and fitted wardrobes - which will be included in the sale. Bedroom 1 is to the front of the property and bedroom 2 to the rear has views of Kilrenny Common and beyond. Bedroom 3 is a single room to the front of the property. The bathroom is equipped with four-piece suite comprising steel-enamel bath, wc, vanity unit with wash hand-basin and a separate ceramic quadrant shower cubicle





- Impressive mid-terraced stone/brick-built property
- Early 1900's, many original features
- Peaceful and idyllic location in conservation village
- Lounge
- Dining Room
- Kitchen
- Conservatory
- 4 Bedrooms
- Bathroom
- Electric heating
- Secondary glazing to sash and case windows
- Double Glazing to kitchen & conservatory
- Beautifully landscaped garden
- Garden room

INCLUDED

All fitted carpets and floor coverings
Curtain fittings and blinds
Kitchen white goods
Fitted wardrobes in bedrooms 1 and 2
UPVC garden room with double-glazed windows, blinds, floor covering and metal base foundation

SERVICES

Gas
Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
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COUNCIL TAX BAND D
EPC RATING F
FLOOR AREA 114 sqm







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Room Sizes

Approximate measurements

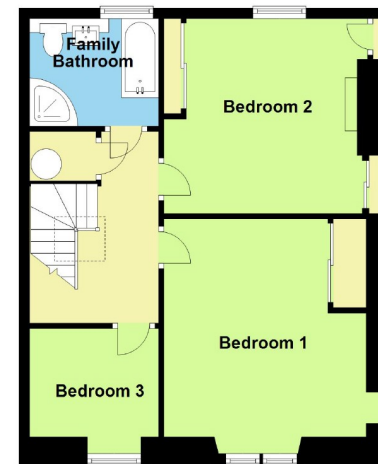
Lounge	13'2" x 13'4"	4.02m x 4.07m
Dining room	11'6" x 11'11"	3.50m x 3.64m
Kitchen	7'1" x 13'5"	2.15m x 4.08m
Conservatory	12'6" x 8'1"	3.80m x 2.46m
Office/Bedroom 4	7'2" x 9'6"	2.19m x 2.90m
Bedroom 1	12'6" x 14'5"	3.81m x 4.39m
Bedroom 2	11'11" x 11'10"	3.62m x 3.60m
Bedroom 3	8'0" x 6'8"	2.43m x 2.03m
Bathroom	6'6" x 7'6"	1.99m x 2.28m
Garden room	7'10" x 7'10"	2.40m x 2.40m



Ground Floor



First Floor



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