

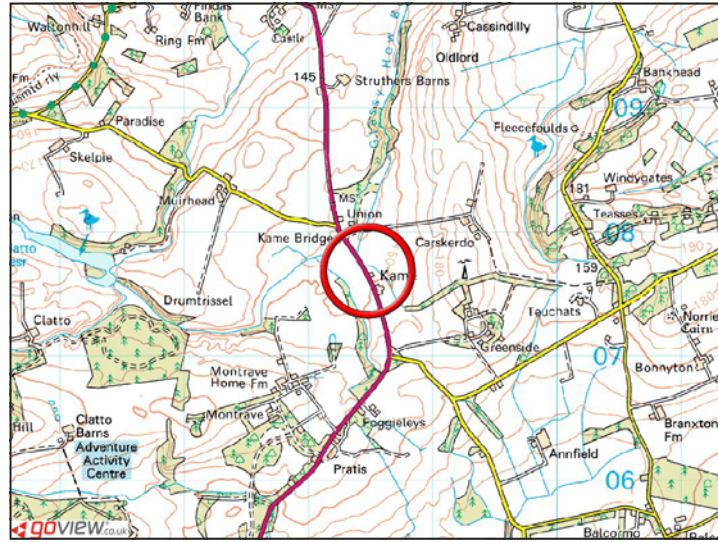
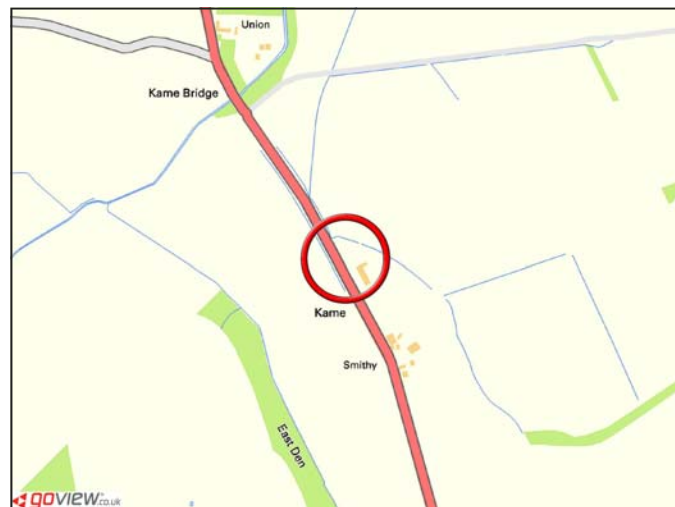
OUTSIDE

To the front is a private garden laid to lawn with gravelled sun trap by the porch. To the rear is a paved sun terrace and lawned garden with herbaceous borders.

From the back gate a gravelled courtyard leads to the double garage and two private parking spaces.

The rear garden has fine and far reaching views to the east over attractive countryside.

Garage/ Workshop 19'2" x 18'5" 5.83m x 5.60m	Double remote roller door. Concrete floor. Roof storage.
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VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity and water. Oil fired central heating. Drainage to shared septic tank (Bio Disc).

COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,183.38.

FIXTURES AND FITTINGS

All curtains, blinds and fitted floor coverings are included in the sale.

ASKING PRICE

Offers Around £220,000 are invited.

OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2011 Licence Number 100010747.

Kirkcaldy 11 Miles

Cupar 4 Miles

4 Kame Farm Steading By Craigrothie Fife

Edinburgh 36 Miles

St Andrews 13 Miles



A WELL APPOINTED FAMILY HOME IN ATTRACTIVE FARM STEADING CONVERSION WITH FAR REACHING RURAL VIEWS

Accommodation:

Sitting Room, Family Room, 3 Bedrooms (Master En-Suite), Dining Kitchen, Utility Room, Family Bathroom, W.C.

Double Glazing
Oil Fired Central Heating
Double Garage
Parking
Front and Rear Gardens

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

4 Kame Farm Steading is a spectacular triumph in the use of space and light. From the traditional *Rayburn* stove to the attractive rural views it is a farm steading conversion of real class. The specification is of the highest order and the three bedroom and two public room accommodation with large dining kitchen is generous and thoughtfully laid out.

Outside the front and rear garden area is sheltered and private and mainly laid to lawn with paved terrace and gravelled sun trap.

A large double garage is situated behind the house along with two private parking spaces.

SITUATION

4 Kame Farm Steading lies near to the A916 which provides swift access to the Fife Regional Road (A92) at Kirkcaldy and of course the other way to St Andrews and Cupar.

There are Railway Stations at both Cupar and Kirkcaldy and the A916 is on a bus route. Dundee and Edinburgh airports can both be reached in about 3/4 hour.

Just down the road (2 miles) at Craighrothie is a primary school and secondary education is available in either Cupar or Leven.

The area of course is a paradise for outdoor leisure pursuits. Golf in particular is fantastically well catered for with St Andrews only 20 minutes away by car and another 20 or so courses all within striking distance.

The famous East Neuk of Fife is also on the door step with its picturesque harbours and some wonderful water sport opportunities.

DIRECTIONS

From Cupar take the A916 towards Leven. Pass through the village of Craighrothie and about 2 miles further Kame Steading is on the left. 4 Kame Steading lies on the right. For route planning the postcode is KY15 5PN

PARTICULARS OF SALE

4 Kame Farm Steadings is entered through a double glazed door into:-

Dining Kitchen (E) 24' x 12'4" 7.31m x 3.78m
Floor and wall units. Granite worktops. Double stainless steel sink. Oil fired *Rayburn* stove. *Baumatic* dishwasher. *Daewoo* fridge/freezer. *Silavent* extractor fan. Ornate cornice. Tiled floor. Radiator.



Utility Room (E) 6'7" x 6'7" 2.02m x 2.02m
Floor units. Stainless steel sink. Plumbed for washing machine and tumble drier. *Worcester* oil fired boiler. *Silavent* extractor fan. Tiled floor. Radiator.

W.C. (E) 6'7" x 5'6" 2.01m x 1.70m
W.C. Wash hand basin with mirror, lights and shaver point over. *Silavent* extractor fan. Towel radiator. Tiled floor.

From the kitchen double doors lead to:-

Family Room (W) 16'3" x 15'5" 4.96m x 4.71m
Stovax wood burning stove with slate hearth and solid oak mantle. Cupboard housing electric meters. Radiator. Television point. Alarm controls. Cornice.



Porch (N, S & W) 8'4" x 6' 2.55m x 1.85m
Radiator. Cornice

Sitting Room (W) 15'5" x 14'4" 4.70m x 4.37m
Electric fire in marble surround with timber mantle. Ornate cornice. Radiator. Television point.



From the Family Room stairs lead to:-

Landing (S) 15'7" x 3' 4.75m x 0.95
Velux window. Radiator.

Master Bedroom (E & W) 14'2" x 9'10" 4.33m x 3.00m
Cupboard with shelved and hanging space. Radiator, Television point. Telephone point. Coombed



En-Suite (N) 7'10" x 6'8" 2.40m x 2.03m
W.C. Wash hand basin. *Mira* shower in cubicle. Towel radiator. *Velux* window. *Silavent* extractor fan. Tiled to dado height. Tiled floor. Coombed.



Bedroom 3 (E) 13'4" x 6'9" 4.08m x 2.07m
Radiator. Television point. Telephone point. Coombed.

Bedroom 2 (E & W) 13' x 12'6" 3.98m x 3.86m
Radiator. Television point. Telephone point. Coombed.



Family Bathroom (E) 10' x 6'8" 3.04m x 2.03m
W.C. Wash hand basin. *Mira* shower in cubicle. Spa bath. Towel radiator. *Silavent* extractor fan. Tiled to dado height. Tiled floor. Coombed

