



SNEAD COTTAGE Dron Court Dairsie, St. Andrews, KY16 9YA
Offers Over £225,000

CHARMING 2 Bedroom 2 Reception WELL-PRESENTED Cottage benefitting from a private garden and ample parking. Located in an EXCLUSIVE STEADING development offering a countryside lifestyle within easy reach of local amenities in Dairsie and Cupar approx. 4.5 miles providing all additional amenities. Leuchars Train Station is less than a 10 minutes' drive away providing excellent commuter links for Dundee, Edinburgh and beyond. Accommodation: Hall, living room, conservatory, kitchen, double bedroom, good-sized single bedroom and a bathroom. DG. Electric heating. Enclosed garden, shed/dog kennel and ample private parking. PERSONAL PROPERTY TOUR available online.



LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it is the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it is truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

DIRECTIONS

Please contact agent for further information.

ACCESS POINTS

There are 3 access points to the property, the boot room, the conservatory and bedroom 2 through a vestibule area leading out to the shared inner courtyard.

BOOT ROOM

8'7" x 4'1" (2.63m x 1.26m)

The boot room has a fixed worktop with space for freestanding appliances below and ample additional storage space. Tiled flooring. Doorway leads into living room.

LIVING ROOM

12'4" x 10'11" (3.78m x 3.35m)

Good-sized living room with a Velux roof window providing ample natural light. Contemporary wall mounted electric fire. Electric heater. Laminate flooring. Timber double doors lead into the conservatory.

CONSERVATORY

11'2" x 8'9" (3.42m x 2.68m)

Bright conservatory with wrap around double-glazed windows overlooking the shelter belt and your private parking. Tile effect laminate flooring.

KITCHEN

10'11" x 8'0" (3.34m x 2.45m)

Gorgeous fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Double-glazed window to the front. Laminate flooring.

BATHROOM

9'0" x 6'5" (2.76m x 1.98m)

3-piece suite comprising: W.C, wash hand basin and a bath with fixed curtain rail and an electric shower unit. Partially tiled. Electric heater. Vinyl flooring.

BEDROOM 2

10'0" x 7'8" (3.05m x 2.34m)

Good-sized single bedroom with a double-glazed window to the side overlooking the courtyard. Electric panel heating. Laminate flooring.

BEDROOM 1

11'6" x 9'9" (3.51m x 2.98m)

Spacious double bedroom with a double-glazed window to the side overlooking the courtyard. Cupboard provides storage and housing for the hot water tank. Electric heater. Laminate flooring. Hatch provides access to the roof space. Electric heater. Vinyl flooring. Vestibule area off the main bedroom has space for a washing machine and a cupboard providing shelving/hanging/storage space. A UPVC door with double-glazed inlets provides access to the communal inner courtyard to the rear if the property.

GARDEN

The property has an enclosed, low maintenance courtyard to the side with areas of artificial grass, paving and a raised border containing mature plants and shrubs. The front of the property is low maintenance laid with gravel and provides ample private parking for several vehicles. Additional access to the rear of the property from the shared inner courtyard. Shared car park provides ample additional parking spaces with access to 2 timber sheds providing a shared outdoor

storage area. There is a communal drying area along with 2 further large laid to lawn outdoor spaces ideal for enjoying recreation time in the sun.

SHED / DOG KENNEL

11'9" x 11'5" (3.60m x 3.49m)

The structure is currently divided to provide 2 storage areas with one split into storage and a dog kennel. Both areas have power and timber flooring.

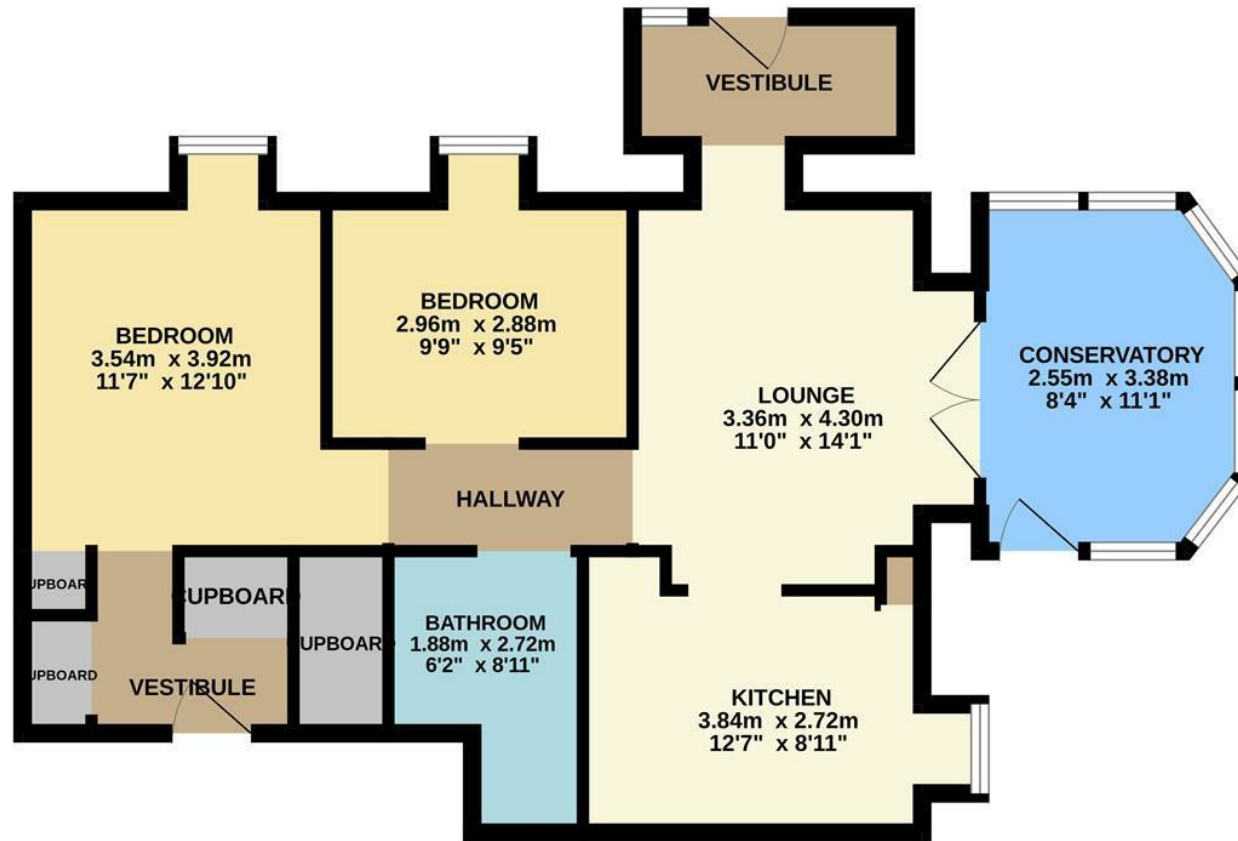
AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.

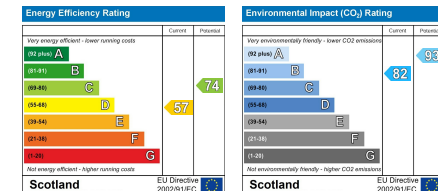




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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