



Ranza Cottage Brownhills, St. Andrews, KY16 8PL
Offers Over £425,000

EXCEPTIONAL 3 Bedroom Detached Cottage finished to a HIGH STANDARD benefitting from STUNNING PANORAMIC VIEWS while offering spacious living areas, driveway, landscaped gardens with hot tub and an external home office. Located a short walk or drive into the university town of St Andrews providing all essential amenities including Primary / Secondary Schools, shops and restaurants with the Fife Coastal Path, Beach and several world renowned Golf Courses nearby. Accommodation: vestibule, living room, dining kitchen, utility room, 3 double bedrooms and a shower room. DG. GCH. Garden and courtyard. Driveway and storeroom. External home office. 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.

ENTRANCE

Access is via a double-glazed UPVC door leading into the vestibule providing ample storage space. Wrap around double-glazed windows to the front and side. Radiator. Engineered hardwood flooring.

LIVING ROOM

14'7" x 11'8" (4.46m x 3.56m)

Bright living room with double-glazed windows to the front, side and rear with views towards St Andrews and the West Sands Beach. Feature log burning stove set on a slate hearth with exposed brick and a timber mantle. Shelved alcove provides display/storage space with cupboards above and below. Coving. Radiator. Carpeted. Doorway to the dining kitchen.

DINING KITCHEN

20'6" x 11'1" (6.27m x 3.39m)

Spacious and bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and upstand with a tiled splashback. Freestanding gas range cooker with 5 burners and dual ovens below. Integrated

appliances include a microwave, dishwasher and a wine cooler with space for a freestanding fridge/freezer. Ample space for dining furniture. Double-glazed windows to the side and rear with a stunning view towards St Andrews and across fields to the North Sea. Hatch provides access to the roof space. 2 radiators. Engineered hardwood flooring. Doorways to the utility room and bedroom 1.

UTILITY ROOM

9'0" x 4'11" (2.75m x 1.50m)

Convenient utility room with a wall mounted unit and a fixed workbench with space below for freestanding appliances. Double-glazed window to the side. Wall mounted gas central heating condensing combi boiler. Radiator. Engineered hardwood flooring. UPVC door provides access to the courtyard.

BEDROOM 1

12'9" x 11'6" (3.91m x 3.51m)

Good sized double bedroom with a double-glazed window to the rear again with that stunning view towards St Andrews and the North Sea. Built-in wardrobes with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

10'0" x 7'10" (3.05m x 2.39m)

Additional double bedroom with a double-glazed window to the rear. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 3

11'7" x 9'9" (3.55m x 2.99m)

Further double bedroom with double-glazed windows to the side and front. Radiator. Carpeted.

SHOWER ROOM

7'9" x 4'4" (2.38m x 1.33m)

3-Piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Vinyl tile flooring.

GARDEN

The property sits on good sized plot benefitting from a spacious driveway accessed via a metal sliding gate to the front offering off street parking for multiple vehicles. The side of the property is laid to lawn with borders containing plants and shrubs. A paved area provides an ideal secluded spot for the hot tub or for use as a patio for garden furniture great for when entertaining. A paved path leads to the courtyard at the side / rear of the property allowing access to the dining kitchen and the home office. The property has external feature lighting and electrical power outlets making care of the garden easily accessible.

HOME OFFICE

11'3" x 8'7" (3.44m x 2.64m)

Multi-purpose room ideal for use as a home office / business space with a double-glazed window to the rear with a pleasant outlook towards the North Sea. Fully lined with provision for light and power. Electric heater. Laminate flooring.

STOREROOM

8'11" x 5'9" (2.72m x 1.76m)

Storeroom accessed via a metal up and over door providing a great amount of storage with potential for use as a workshop. Provision for light and power with concrete flooring.

AGENTS NOTES

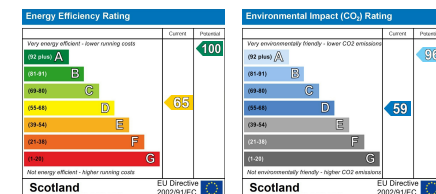
Please note that all room sizes are measured approximately to the widest points.







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