



**Hamnavoe Kellock Lane, Strathkinness, St. Andrews, KY16 9RT**

**Offers Over £535,000**



Rarely available 5 Bedroom 3 Reception 3 Bathroom Detached Villa offers spacious interiors with stunning COUNTRYSIDE VIEWS, beautiful LANDSCAPED GARDENS, driveway and a detached double garage. Situated on a SUBSTANTIAL PLOT in a sought-after village close to the local Primary School and Nursery with a short drive to St Andrews (approx. 3 miles) providing all essential amenities, cafes, restaurants and schooling. Close to Fifes Amazing Coastal Path, Golden Sandy Beaches and of course World Renowned Golf Courses. Easy commuting to Dundee, Edinburgh and Perth via Leuchars train station, making this an ideal family home. Accommodation: Vestibule, hallway, living room, dining kitchen, utility room, 2nd reception room, master bedroom with an ensuite shower room, 4 further double bedrooms, multi-purpose room, shower room and a bathroom. DG. GCH. Substantial Gardens. Driveway and a Double Garage. PERSONAL PROPERTY TOUR available online.



## LOCATION

The Idyllic village of Strathkinness has good local amenities at hand including a popular pub / restaurant, community garden, nursery, 2 playgrounds and a highly regarded primary school. Secondary schooling is provided at Madras College in St Andrews. Home to an array of wildlife, and beautiful rolling countryside makes this a great choice for the outdoor enthusiast. The neighbouring St. Andrews, 3 miles away, is home to the University which is ranked one of the top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many other golf courses including "The Old Course" which is an Open Championship Course and 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.

## VESTIBULE

7'6" x 4'10" (2.30m x 1.48m)

Spacious vestibule with 2 double-glazed windows to the front with a pleasant countryside view; and ample space for storage furniture. Coving. Radiator. Engineered hardwood flooring. Glazed timber door leads to the main hallway.

## HALLWAY

3 cupboards provide shelving/hanging/storage space. Additional walk-in cupboard houses the gas central heating system boiler and the hot water cylinder with additional storage space. Hatch provides access to a roof space. Coving. 3 radiators. Engineered hardwood flooring.

## LIVING ROOM

17'8" x 15'0" (5.40m x 4.58m)

Bright and spacious living room with a double-glazed window to the side and front with an uninterrupted stunning countryside view. Feature timber fireplace with a gas fire set on a slate hearth. Coving. Radiator. Carpeted.

## DINING KITCHEN

13'6" x 10'11" (4.14m x 3.08m)

Good-sized fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, eye level oven/grill, a microwave/oven/grill, dishwasher, fridge and hidden recycling. Ample space for dining furniture. Double-glazed window to the rear. Coving. Radiator. Karndean style flooring. Doorway to the utility room.

## UTILITY ROOM

10'0" x 5'10" (3.07m x 1.78m)

Convenient utility room comprising: Wall mounted, floor standing units with space for freestanding appliances. Double-glazed window to the side. Coving. Radiator. Karndean style flooring. Double-glazed composite door provides access to the rear garden.

## 2ND RECEPTION ROOM

14'1" x 9'7" (4.31m x 2.93m)

Additional reception room, ideal for use as a dining room with double-glazed patio doors providing natural light, a pleasant outlook and access to the side patio. Coving. Radiator. Carpeted.

## MASTER BEDROOM

12'3" x 11'3" (3.74m x 3.43m)

Double bedroom with a double-glazed window to the front again with a countryside view. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Coving. Radiator. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'5" x 3'6" (2.58m x 1.08m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Fixed storage unit with a mirrored front. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

## BEDROOM 2 / 3rd RECEPTION ROOM

11'3" x 11'2" (3.43m x 3.42m)

Further reception room with a double-glazed window to the front again with a pleasant countryside view. Cupboard provides shelving / storage space. Coving. Radiator. Laminate flooring.

## BEDROOM 3

11'11" x 10'0" (3.65m x 3.07m)

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

## BEDROOM 4

14'0" x 11'0" (4.29m x 3.37m)

Further double bedroom with a double-glazed window to the rear. Built-in wardrobe provides shelving/hanging/storage space. Shelved alcove provides display / storage space with a cupboard below. Coving. Radiator. Carpeted.

## SHOWER ROOM

9'11" x 5'6" (3.04m x 1.70m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a thermostatic control shower. Fully tiled. Coving. Heated towel rail. Vinyl flooring.

## BATHROOM

10'0" x 7'9" (3.06m x 2.37m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with a sliding door and an electric shower unit. Opaque double-glazed window to rear. Partially tiled. Heated towel rail. Tiled flooring.

## MULTI PURPOSE ROOM

14'0" x 11'5" (4.29m x 3.48m)

Currently utilised as a home office, this could be a further reception space or an extension of the bedroom above for an older child or as a guest area. Carpeted stairs with a timber balustrade leads to the upper landing. Double-glazed timber patio doors provide access to the rear garden. Coving. Radiator. Carpeted.

## BEDROOM 5

14'8" x 8'11" (4.49m x 2.74m)

Final double bedroom with a Velux window to the side. Cupboard provides shelving/hanging/storage space. Electric heater. Laminate flooring.

## GARDEN

Hamnavoe is nestled within a substantial plot surrounded by an abundance of mature greenery, with a variety of plants, shrubs, and trees throughout the garden creating a stunning display of colour all year round. The front, side, and rear gardens are predominantly laid to lawn, with paved patio areas perfectly positioned to make the most of the stunning countryside views - simply add garden furniture and relax in this peaceful haven. The front of the property is a concrete driveway providing off street parking and access to the detached double garage.

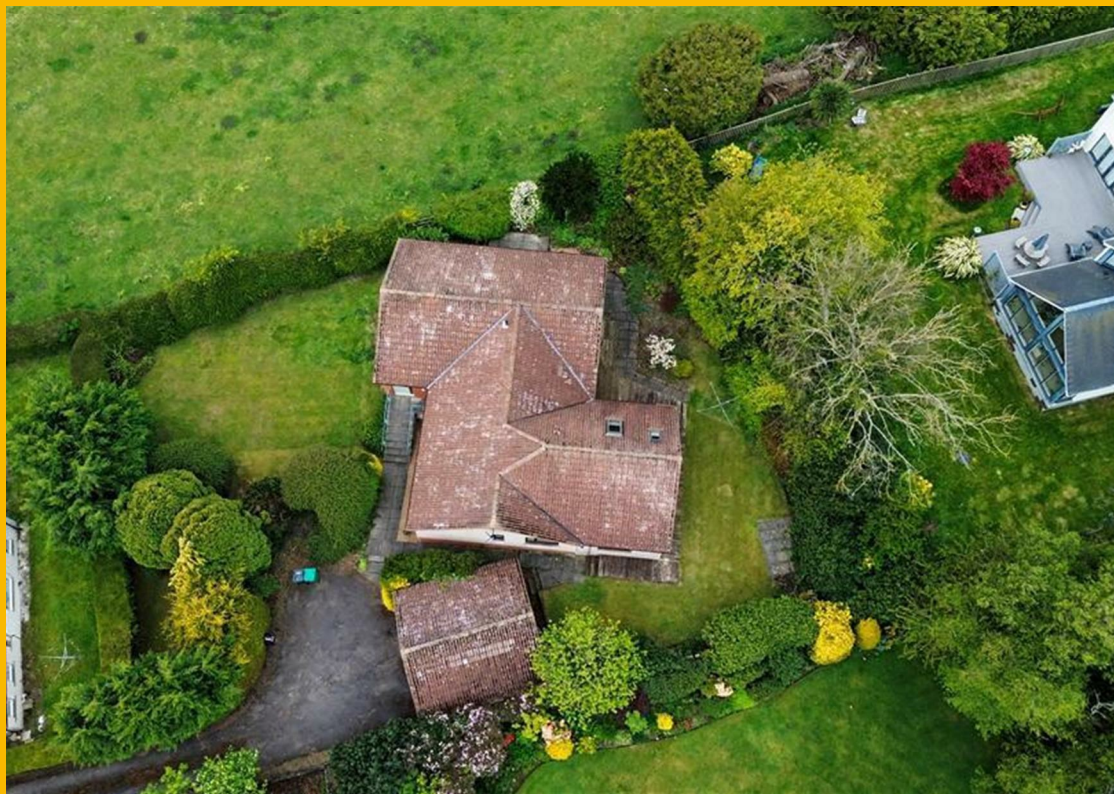
## GARAGE

18'11" x 18'7" (5.78m x 5.67m)

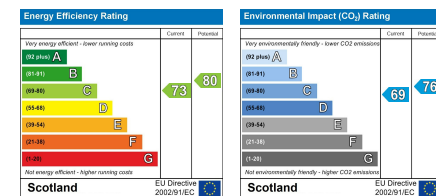
Generous double garage accessed via 2 metal up and over doors providing secure parking for 2 vehicles with ample additional storage space. A double-glazed window to the rear provides natural light and a timber door offers additional access from the garden. Equipped with light, power and a tap - ideal for car washing. Concrete flooring.

## AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.