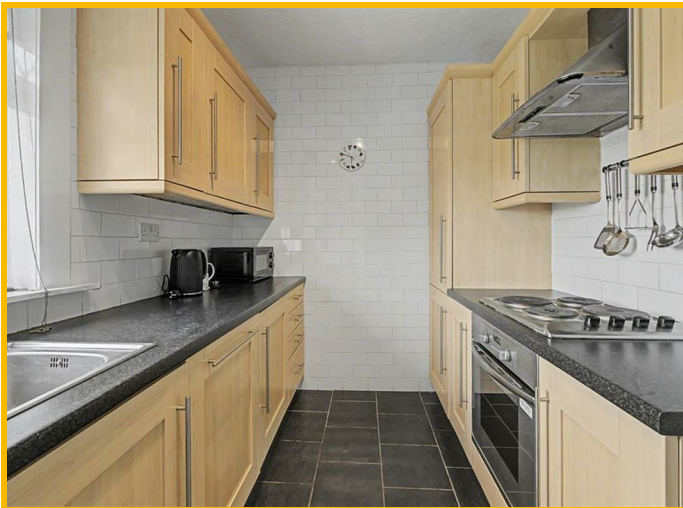




1 Brewsterwells Farm Cottages Brewsterwells, St. Andrews, KY16 8PF
Offers Over £230,000

RARELY AVAILABLE 2 Bedroom 2 Reception End-Terraced COTTAGE with stunning **COUNTRYSIDE VIEWS**, Garden and Off Street Parking. Situated in a semi-rural location a short drive from the University Town of St Andrews providing shops, supermarkets, bars, restaurants, cafes, health / leisure facilities and Primary / Secondary Schools. Close to the Fife Coastal Path and Fifes Golden Sandy Beaches with a great choice of World Renowned Golf Courses nearby. Cupar Train Station provides excellent travel links to Perth, Dundee, Edinburgh and beyond. Accommodation: Hall, lounge, conservatory, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. Off Street Parking. **PERSONAL PROPERTY TOUR** available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window leading into the hallway. Hatch provides access to the partially floored roof space. Radiator. Carpeted.

LOUNGE

16'10" x 15'0" (5.15m x 4.58m)

Spacious lounge with a double-glazed window to the rear. Gas fire set in a timber and tiled surround with a tiled hearth. Cupboard provides housing for the gas central heating combi boiler with additional shelving / storage space. 2 radiators. Engineered hardwood flooring. Doorway to the conservatory.

CONSERVATORY

11'5" x 12'5" (3.48m x 3.79m)

Bright conservatory with wrap around double-glazed windows to the rear overlooking the garden and countryside. Ample space to create a dining area. Fully tiled. Tiled flooring.

KITCHEN

9'10" x 6'11" (3.02m x 2.13m)

Galley style fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, oven, dishwasher and a fridge / freezer. Double-glazed window to the front with countryside views. Fully tiled. Radiator. Tiled flooring.

BEDROOM 1

12'0" x 9'11" (3.67m x 3.03m)

Good-sized double bedroom with a double-glazed window to the rear overlooking the garden. Decorative cast iron and timber fire surround. Radiator. Carpeted.

BEDROOM 2

13'1" x 9'8" (4.01m x 2.96m)

Additional double bedroom with a double-glazed window to the side. Decorative cast iron and timber surround. Radiator. Carpeted.

BATHROOM

7'0" x 4'6" (2.14m x 1.39m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and an electric shower unit above. Opaque double-glazed window to the front. Fully tiled. Radiator. Tiled flooring.

GARDEN

The property is on a generous sized plot with ample off street parking for multiple cars. The garden is mainly laid to lawn with established plants, shrubs and hedgerow providing colour all year round. An area of timber decking offers an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. LPG tank located in the garden. A timber shed provides outdoor storage space.

ATTIC

Attic space partially floored, providing useful storage and running the full length of the property.

AGENT NOTES

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

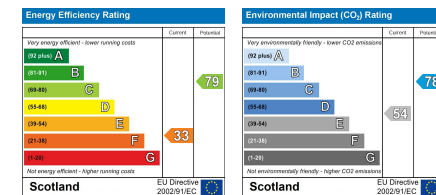




GROUND FLOOR



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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