



ROLLOS

20 SEAGATE

KINGSBARN KY16 8SR

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OFFERS OVER £130,000

- Detached cottage
- Peaceful location in quiet road
- Easy access to beach
- Hall
- Lounge/Dining room, Kitchen
- Two bedrooms
- Bathroom
- Electric heating
- Gardens

This traditional cottage is found at the end of a quiet road in the popular and picturesque village of Kingsbarns. There is easy access to local amenities including the beach, pub, primary school, shop and church and it is within an easy commute of larger centres including Crail and St Andrews. Kingsbarns is known for its links golf course, distillery and the nearby Cambo Estate.

The property's accommodation is all on one level. It requires modernisation throughout and is priced accordingly and so offers a superb opportunity to add value through refurbishment and upgrading. It would be ideal as a project for first time buyers or for the holiday home market.

The lounge is positioned to the front of the property and benefits from a fireplace and built in display cabinets and cupboards. An archway opens from here into a further area which could be used as a dining room or perhaps a study if preferred. The kitchen is to the rear of the property with a large pantry and a utility cupboard and a back door opening to the garden.

The two bedrooms are good sized double rooms and the bathroom is fitted with a three piece suite comprising bath with over bath shower, w.c and sink.

The gardens are a particular feature of this delightful property. To the front it is separated from the road by a large hedge providing privacy, with an area of lawn surrounded by borders and with centre piece flower bed. To the rear of the property there is an area of crazy paving closest to the house and lawn, flower beds and a path leading to the bottom of the garden where there is a coal bunker. The large potting shed will be included in the sale.

The property has charm and character, and opportunities like this to develop a delightful cottage are seldom to the market. An early viewing is recommended.

ROOM SIZES

Lounge	4.18m x 3.23m (13'9" x 10'7")
Dining Area	3.14m x 2.01m (10'4" x 6'7")
Kitchen	2.93m x 2.22m (9'7" x 7'3")
Bedroom 1	3.93m x 3.47m (12'11" x 11'5")
Bedroom 2	4.44m x 2.52m (14'7" x 8'3")
Bathroom	1.97m x 1.84m (6'6" x 6'0")

INCLUDED

Potting shed

SERVICES

Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone
01334 477700

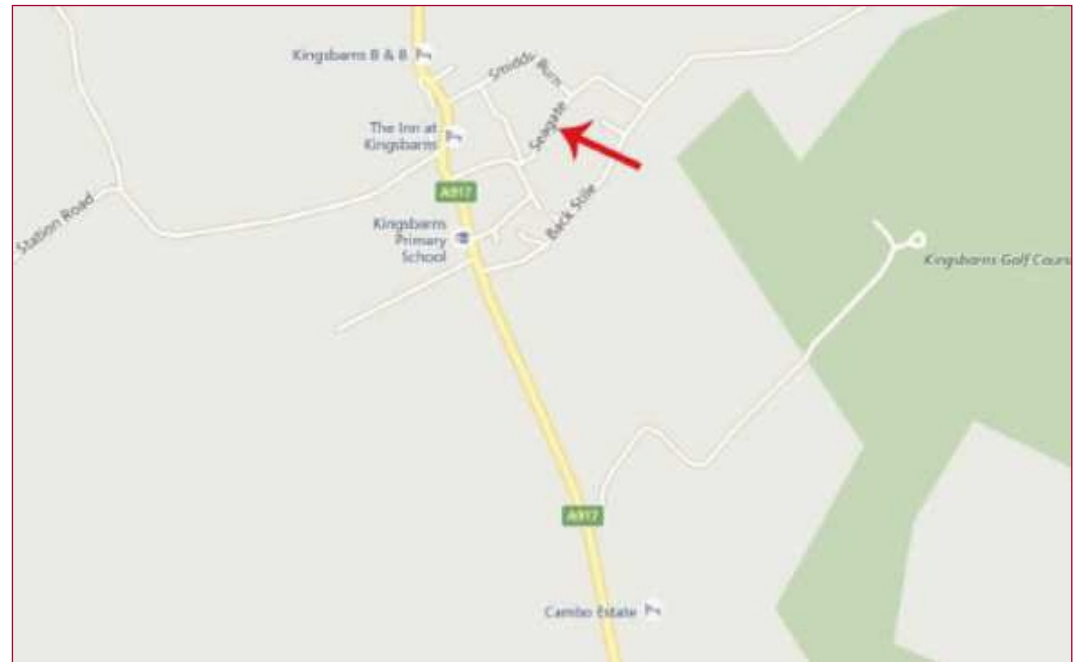
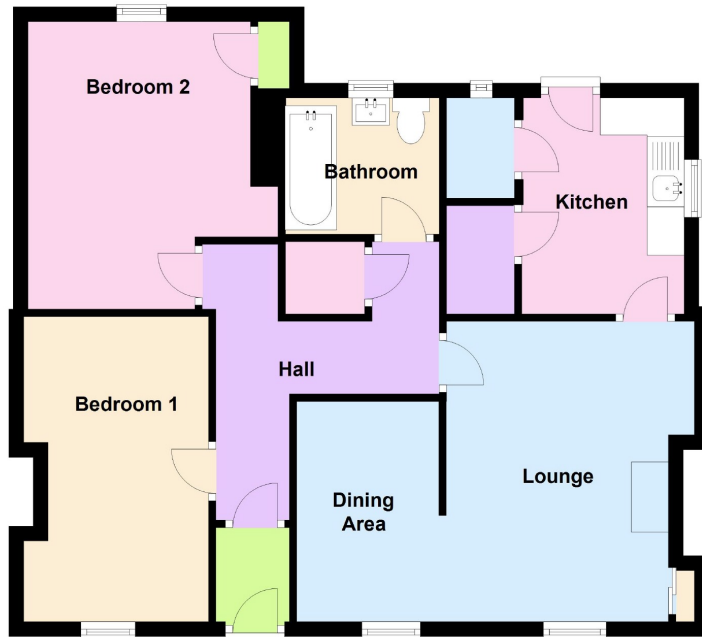
COUNCIL TAX BAND D

EPC RATING G

FLOOR AREA 79sq m



Demonstrative only, not to scale



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