



GILSON GRAY

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7 Bonfield Park, St Andrews



Set just three miles from the heart of St Andrews within the ever-popular village of Strathkinness, 7 Bonfield Park presents an ideal opportunity to acquire a well-proportioned semi-detached family home rarely available on the open market. This bright and welcoming property offers flexible accommodation across two levels, including a spacious open-plan lounge and dining area, a modern kitchen, two double bedrooms, a third smaller room suitable for a home office or nursery, and a well-appointed family bathroom. The property enjoys a desirable private rear garden and sits within easy reach of award-winning beaches, renowned golf courses, and scenic countryside walks.

Upon entering the home, you are greeted by a practical entrance hallway offering ample storage, with three built-in cupboards catering to everyday household needs. From here, the generous open-plan living and dining area flows naturally, benefiting from dual aspect windows that flood the space with natural light.

The kitchen sits at the rear of the home and benefits from a sunny eastern exposure, with views across the garden. Fitted with a range of wall and base units, the kitchen plenty of space to prepare meals in comfort as well as a handy breakfast bar and external door that provides access out to the private rear garden.

Upstairs, the accommodation includes two well-sized double bedrooms, each capable of accommodating free-standing furniture. One bedroom enjoys a view over the quiet cul-de-sac to the front, while the other looks out over the beautiful rolling countryside and the breath-taking Eden estuary to the rear. The third bedroom, currently used as a study, offers versatility as a potential nursery, dressing room or a handy home office.

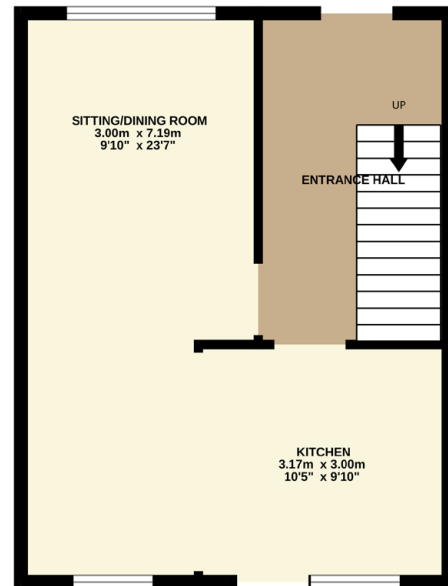
Completing the internal accommodation is a bright and airy bathroom, featuring a bath with overhead shower, WC, and wash hand basin set within a vanity unit.

Externally, the property boasts a small garden to the front and a fully enclosed rear garden that faces East towards St Andrews, providing a perfect space for outdoor activities, gardening or simply soaking up the sun. The house is particularly well positioned for young families, with a children's play park located nearby. Ample resident parking is available to the front of the property.

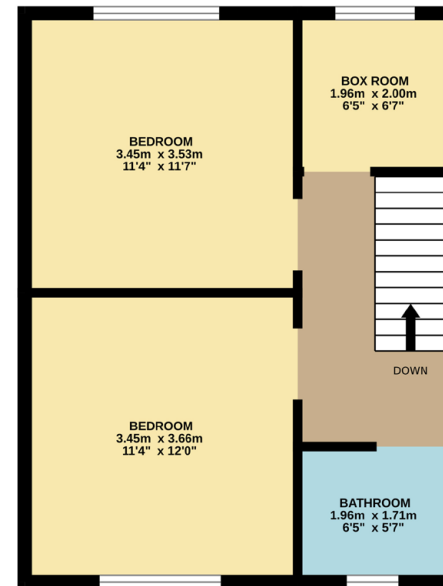
Strathkinness is a highly regarded village, sought after for its peaceful setting and sense of community, while offering easy access to St Andrews and beyond. The village itself is well served with amenities including a reputable primary school, a friendly village pub and restaurant, a hall hosting local events, and regular bus services. With convenient road and rail links to Dundee, Edinburgh, and other surrounding towns, 7 Bonfield Park represents a wonderful opportunity for a first-time buyer, growing family, or investor alike.

Floor Plans

GROUND FLOOR



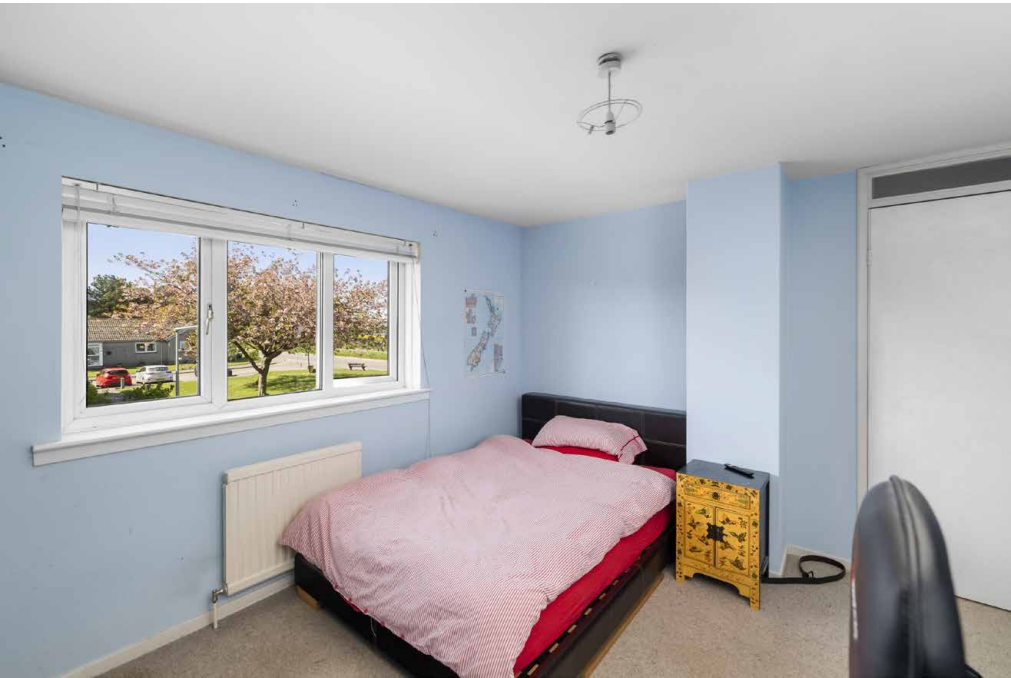
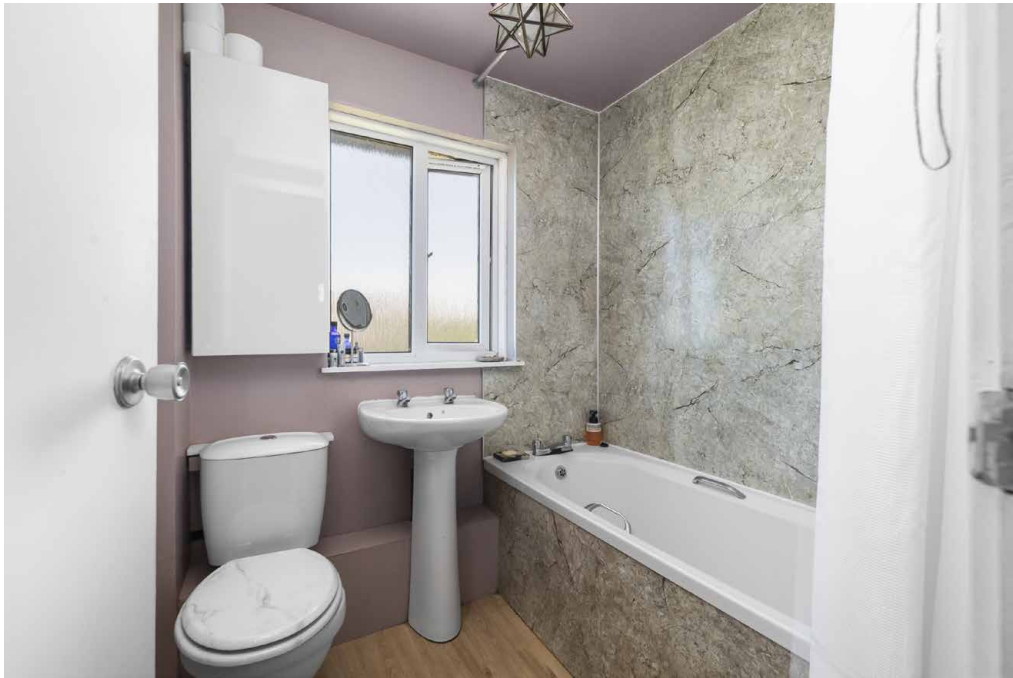
1ST FLOOR

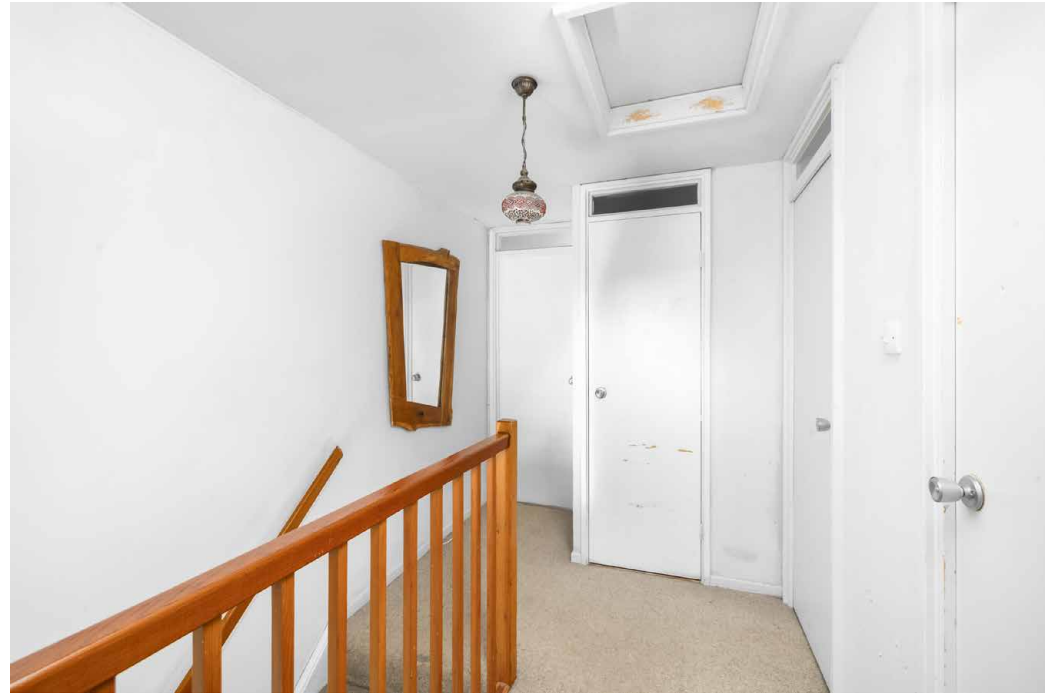


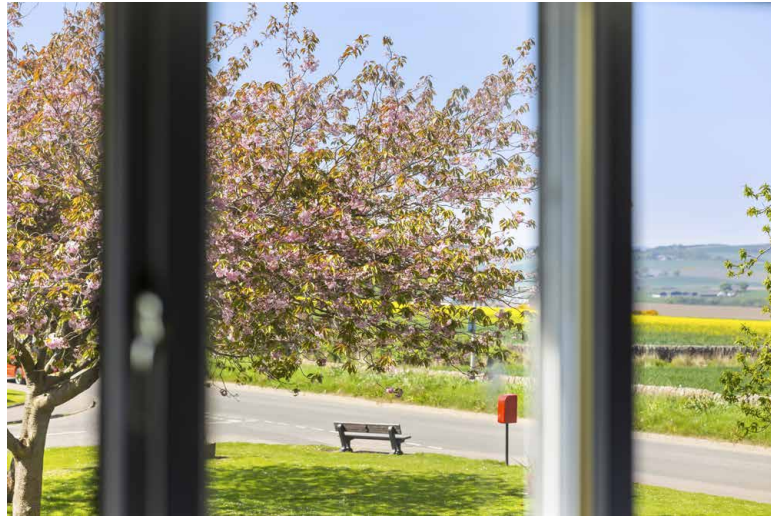
TOTAL FLOOR AREA : 79.0 sq.m. (850 sq.ft.) approx.

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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