

9 Main Street

LEUCHARS, ST ANDREWS, KY16 0HB



Wonderful four-bedroom period property on private garden grounds



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

9 Main Street is a beautiful example of a period family home. Entrance to the property is through an oversized wooden door into the vestibule which in turn leads to the grand reception hallway.

THE LOUNGE



The lounge is pleasantly located to the front of the property with a magnificent large bay window giving an abundance of light throughout the room with a feature fireplace being the focal point of the room.

THE KITCHEN



The kitchen is stunning and the heart of the home, featuring an open plan dining/utility area, including some integrated appliances, a breakfast bar and an island unit.



THE DINING ROOM & SUN ROOM



A door from the kitchen leads to the dining room with a well-designed sun room. The ground floor also includes a downstairs bedroom/family room and an en-suite shower room.



BEDROOM 1





The original sweeping stairway leads to the upper level which includes three good-sized bedrooms including two with ample room for free-standing furniture. The family bathroom includes a white three-piece suite, which completes the accommodation on offer.

THE BATHROOM



BEDROOM 2



BEDROOMS 3 & 4



The property benefits from full double glazing and gas central heating. There are generous mature garden grounds to the rear including two storage areas one of which benefits from light and electricity and could be converted into an office/kids playroom. The driveway to the front has space for multiple vehicles which leads to the single garage.

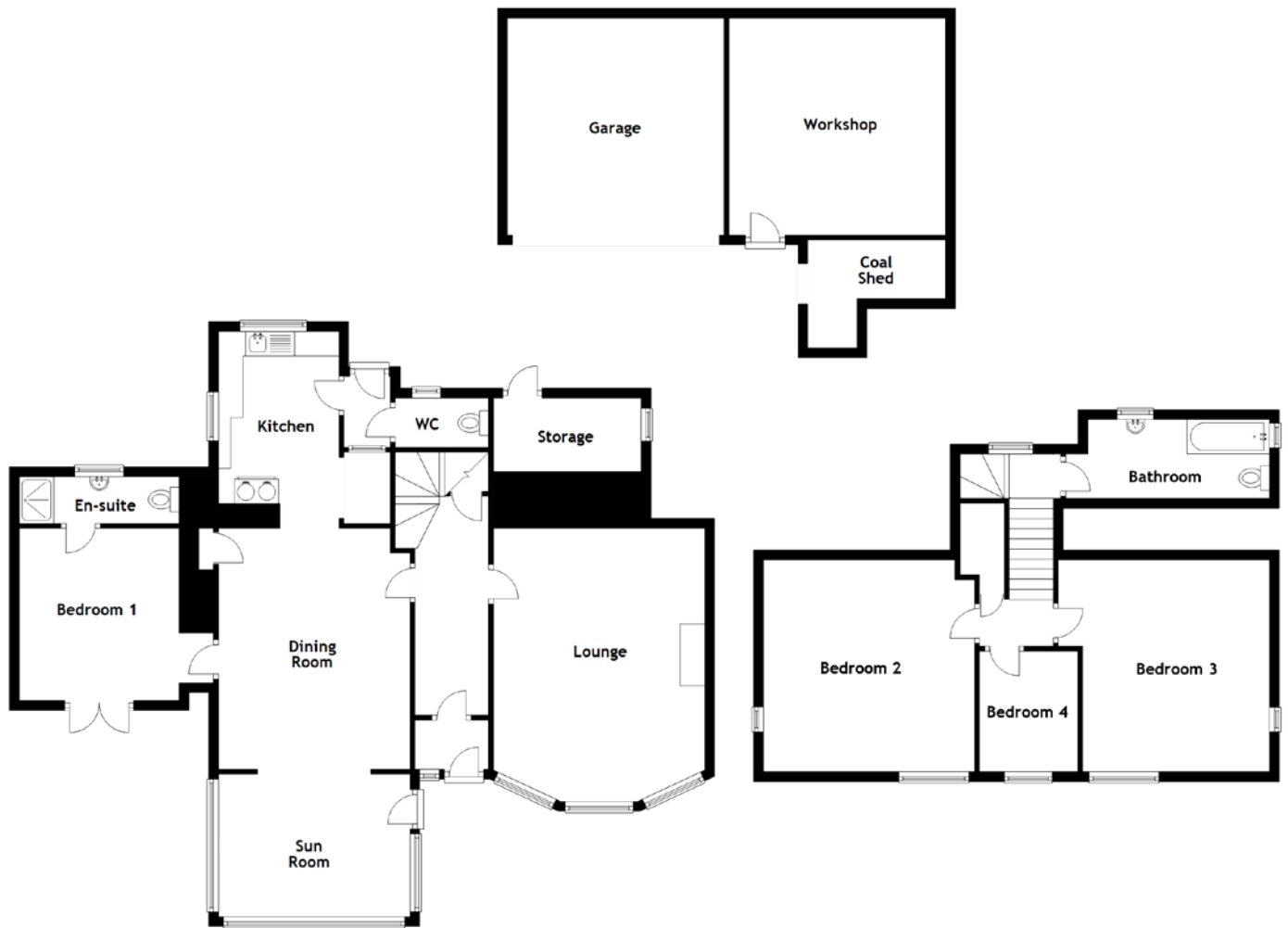
Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

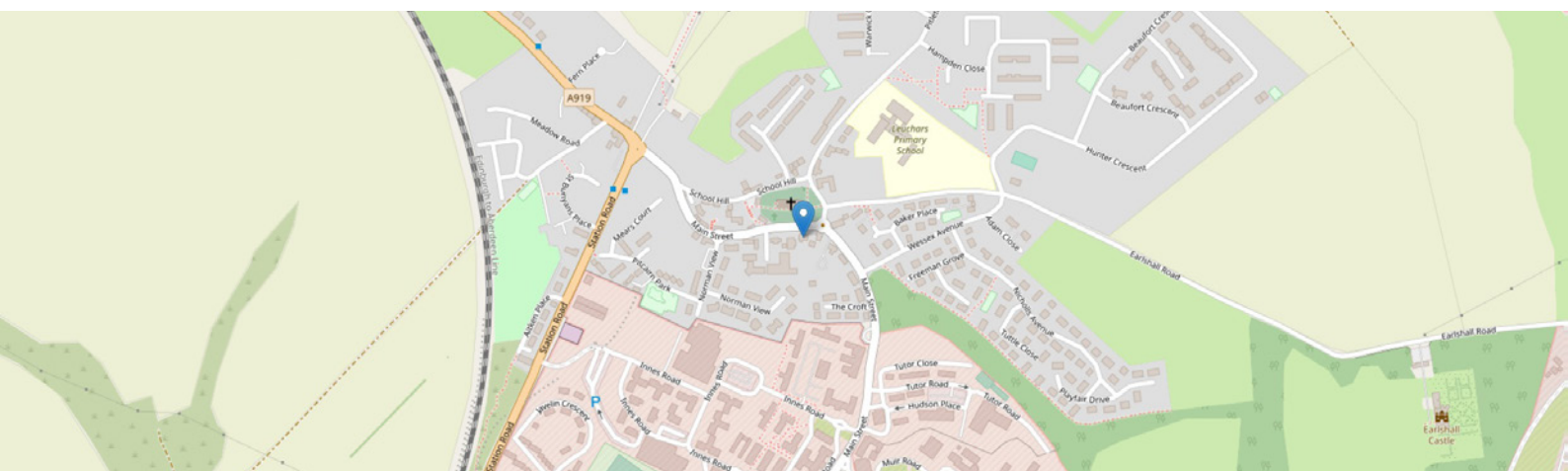


Approximate Dimensions (Taken from the widest point)

Lounge	5.55m (18'3") x 4.30m (14'1")
Kitchen	3.90m (12'10") x 2.45m (8'1")
Dining Room	4.90m (16'1") x 3.90m (12'10")
Sun Room	3.90m (12'10") x 2.90m (9'6")
WC	1.90m (6'3") x 1.00m (3'4")
Bedroom 1	3.50m (11'6") x 3.25m (10'8")
En-suite	3.25m (10'8") x 1.00m (3'3")
Bedroom 2	4.30m (14'1") x 4.30m (14'1")

Bedroom 3	4.30m (14'1") x 3.80m (12'6")
Bedroom 4	2.45m (8') x 2.00m (6'7")
Bathroom	4.15m (13'7") x 1.60m (5'3")
Storage	3.00m (9'10") x 1.50m (4'11")
Garage	4.40m (14'5") x 4.40m (14'5")
Workshop	4.45m (14'7") x 4.40m (14'5")
Coal Shed	2.80m (9'2") x 2.20m (7'2")

Gross internal floor area (m²): 134m²
EPC Rating: F



THE LOCATION

Located on the northeast coast of Fife, Leuchars is primarily known for its RAF (Royal Air Force) base and the annual RAF Leuchars Air Show. Five miles from the town of St. Andrews.





St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

Around a minute's walk from the property is the popular Lade Braes footpath, stretching from Little Carron on Hepburn Gardens to Lade Braes Lane at Madras College. Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and a famous prize-winning sandy beach and a beach with rock pools.

Access by rail, road and air is good. Leuchars railway station (four miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is less than fifty miles away and Dundee Airport (fifteen miles) has regular services to London Stansted. There are also dual carriageway and motorway connections to Edinburgh from Kirkcaldy (twenty miles).



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01333 400 400
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
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