



*BEAUTIFULLY EXTENDED THREE/FOUR BEDROOM
HOME SET ON LARGE GARDEN GROUNDS*



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McEwan Fraser Legal are delighted to present to the market this spacious and versatile three/four-bedroom home, ideally situated within the sought-after rural village of Dunino, just a short distance from the historic and highly desirable town of St Andrews.

Set within a peaceful countryside setting, this impressive home offers generous accommodation arranged over two levels, with excellent storage, flexible living space and gardens that sweep around the property.

Entry is gained through a bright and welcoming porch, leading into the inner hallway, which provides access to all rooms on the main level. The separate lounge is positioned to the front of the property, offering a comfortable and inviting space for relaxing. Two generously proportioned double bedrooms are also located on this level, both offering excellent space for a variety of furniture configurations.







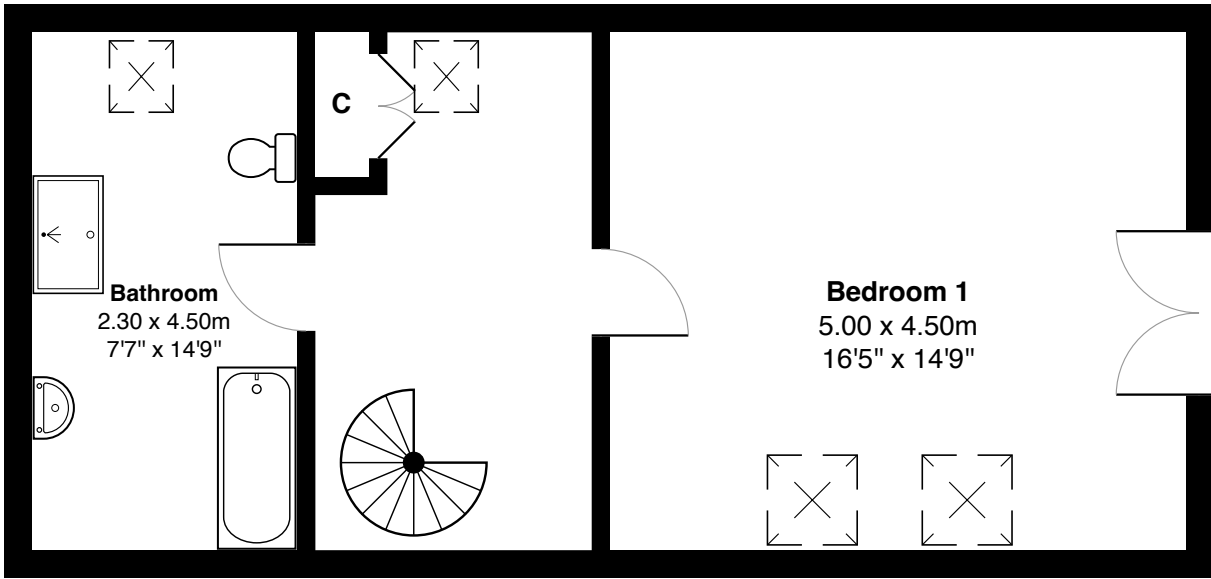
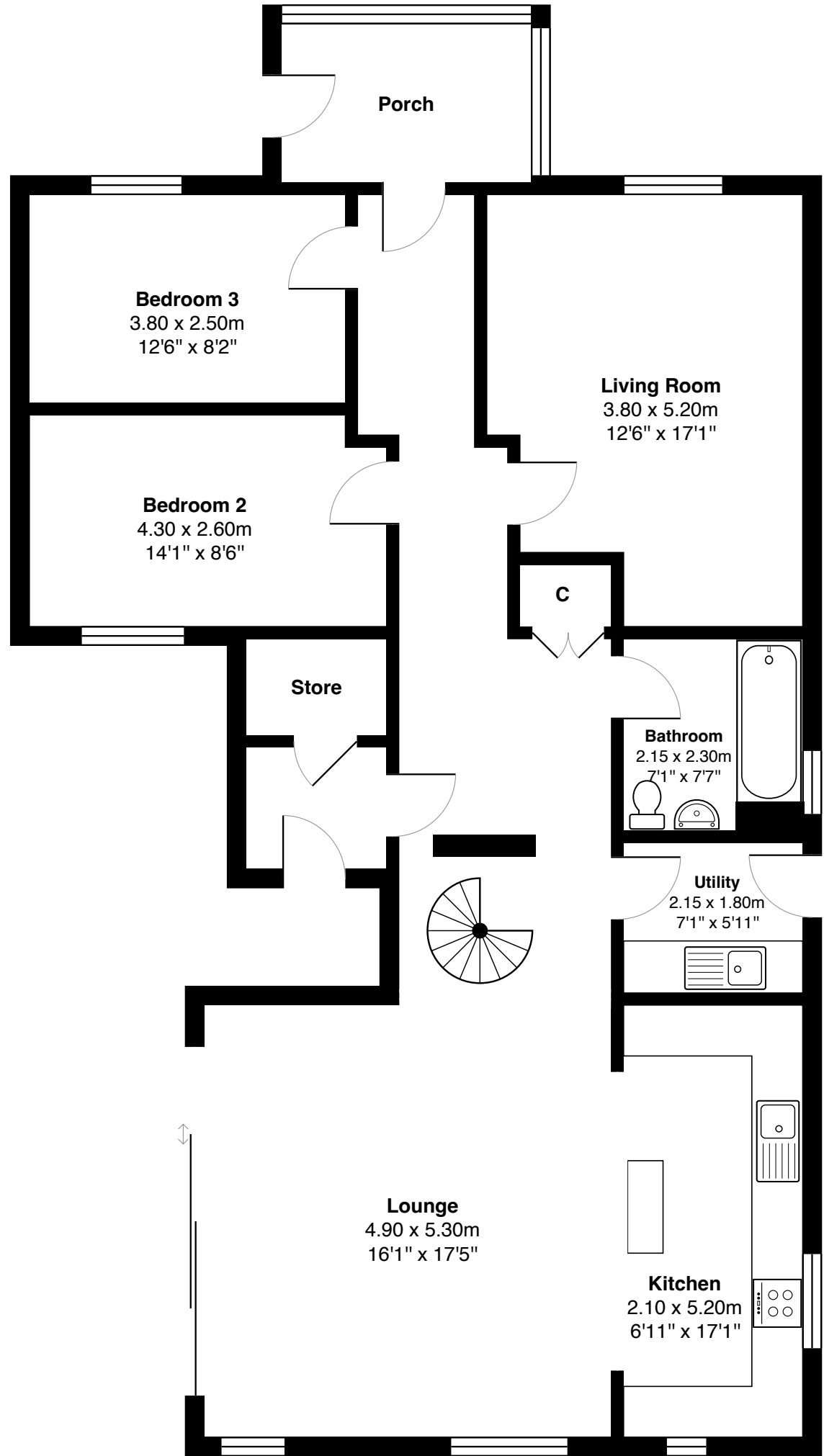
One of the standout features of this wonderful home is the impressive open-plan kitchen, dining and lounge area. This sociable space creates the perfect hub for modern family life, with plenty of room for dining and entertaining. The lounge benefits from a multi-fuel log burner, providing a warm and cosy focal point, while glass patio doors allow an abundance of natural light into the room and provide direct access onto the decking area.

The property benefits from ample storage throughout, while the family bathroom features a three-piece suite with a shower over the bath. A useful utility room provides additional practicality and also offers direct access to the rear gardens.





A feature spiral staircase leads to the upper level, where the beautiful master bedroom can be found. Generously proportioned, this is a wonderful private retreat with excellent space for free-standing furniture and additional storage available on the upper landing. A three-piece shower room is also located on this level, completing the accommodation.



Gross internal floor area (m²): 160m²
EPC Rating: D



Externally, the gardens sweep around the property, providing an excellent degree of outdoor space and plenty of potential. The gardens would benefit from some TLC, offering the new owner an exciting opportunity to landscape and create a truly beautiful outdoor environment tailored to their own requirements.

Off-street parking is provided to the property, leading to a single garage which offers valuable additional parking, storage and workshop space.

Dunino provides the perfect balance between peaceful rural living and accessibility, with St Andrews offering an excellent range of shopping, leisure, dining and educational facilities close by. The surrounding East Neuk countryside also provides a wealth of opportunities for walking and enjoying the beautiful Fife landscape.

This is an excellent opportunity to acquire a spacious three/four-bedroom family home in a wonderful countryside location, with flexible accommodation, generous gardens and excellent potential. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this property has to offer.



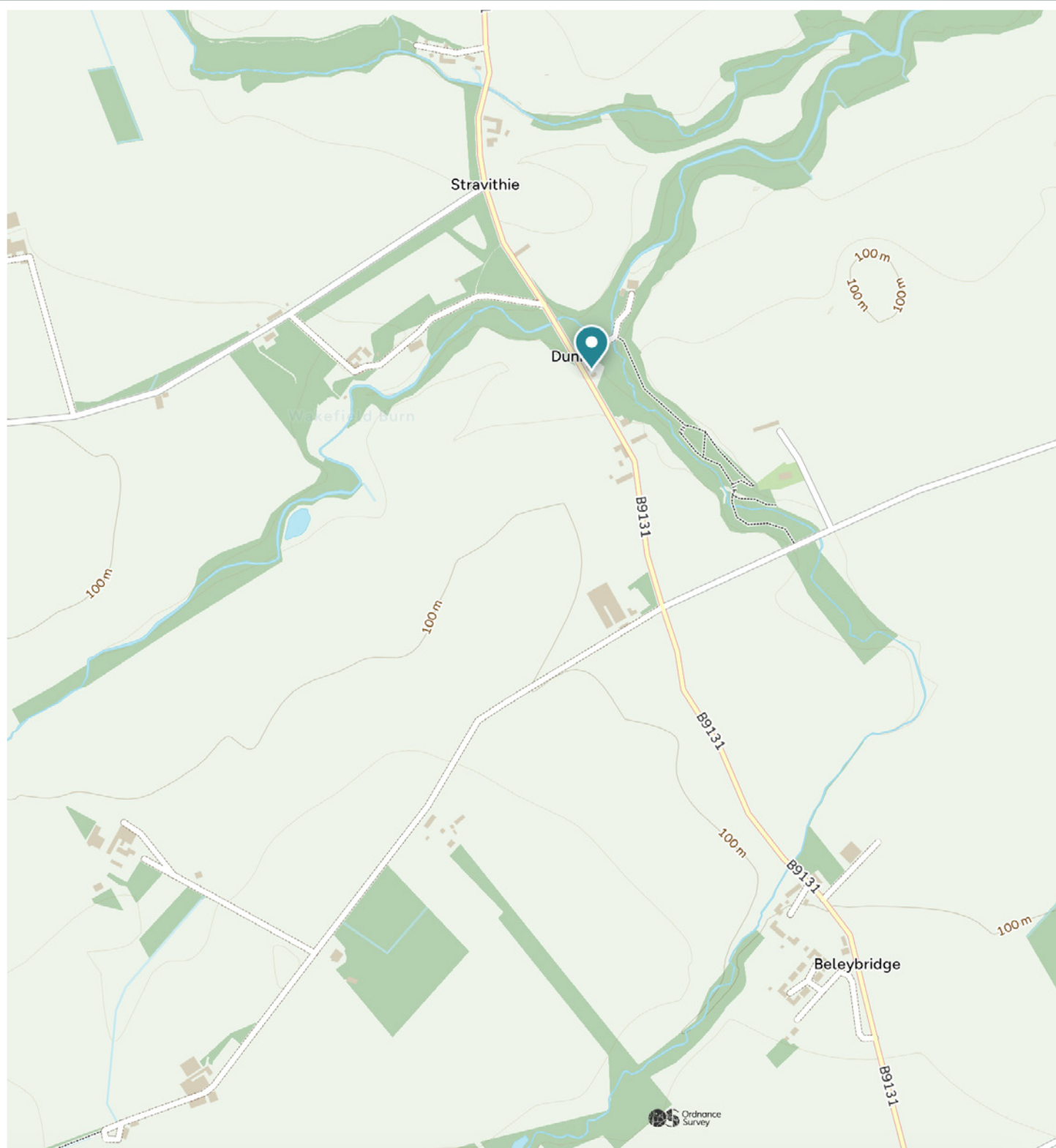


Dunino is a charming and peaceful village situated within the beautiful Fife countryside, offering a wonderful balance of rural living and convenient access to the surrounding towns and amenities. Steeped in character, the village enjoys a tranquil setting while being ideally placed for access to the historic town of St Andrews and the picturesque East Neuk of Fife.

The surrounding countryside provides an abundance of opportunities for walking, cycling and enjoying the outdoors, while St Andrews is within easy reach and offers an excellent selection of shops, restaurants, cafés, leisure facilities and renowned golf courses.

For those seeking a quieter lifestyle without feeling isolated, Dunino offers an appealing village environment surrounded by beautiful open countryside, making it an attractive location for families, couples and those looking to enjoy the best of rural Fife.





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