



1 The Wynd, New Gilston, KY8 5TF  
Offers Over £480,000







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**OFFERS OVER**  
**£480,000**

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1 The Wynd is an impressive, detached, family home with a detached, quadruple garage with separate annexe accommodation above. The annexe benefits from a short term holiday let licence. The property is pleasantly situated in the charming, semi rural hamlet of New Gilston, just 8 miles away from St Andrews.

The main accommodation is arranged over two levels. The ground floor level comprises: reception hallway, lounge, dining room, dining kitchen, double bedroom and pantry / utility / office area. The lounge features a wood burning stove, French doors to the dining room and further doors through to the kitchen. The dining room has an impressive vaulted ceiling, ample space for entertaining and stairs leading down to the basement room, which could be used as a music, games, hobby, TV room or gym. The modern dining kitchen includes an LPG AGA, integrated kitchen appliances and floor and wall mounted units with complementary work surfaces. The double bedroom benefits from built in, mirrored wardrobes and has views over the rear garden. The contemporary bathroom suite

includes a WC, wash hand basin, bath and double shower cubicle. The first floor accommodation comprises: a generous master bedroom, which could be divided to create two double bedrooms, along with a private sitting room, a further double bedroom and a WC.

The detached, quadruple garage offers light and power and electric door with separate accommodation above comprising: lounge, dining kitchen, double bedroom and shower room. The annexe has been used as a holiday let.

The property benefits from an air source heat pump, solar panels with battery storage and double glazing.

Externally, there is a driveway to the front with carport to the side. The mature, private, enclosed garden to the rear features a manicured lawn, large BBQ hut, sitooterie, patio seating area, store and wood store.

Rollos recommend an early inspection to appreciate the accommodation and location on offer







- Detached cottage
- Living room, Dining room & Basement TV room
- Kitchen & Office / Utility / Pantry
- Master bedroom with separate living room
- Two further bedrooms
- Bathroom & W.C.
- Air source heat pump, Solar panels with battery storage & DG
- Quadruple garage with self contained one bedroom annexe above with short term let licence
- Private, enclosed rear garden with Sitooterie & large BBQ hut
- Driveway to front & Carport

## INCLUDED

All fitted carpets, fitted floor coverings, integrated kitchen appliances and dining room table and chairs / snooker table will be included in the marketing price.

## SERVICES

Mains water, drainage and electricity are connected to the property.

## VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND E**

**EPC RATING: C**

**FLOOR AREA: 2454.17 SQ FT**













## Room Sizes

*Approximate measurements*

|                           |                |
|---------------------------|----------------|
| Lounge                    | 17'3" x 17'5"  |
| Dining Room               | 14'2" x 21'10" |
| Kitchen                   | 17'3" x 11'10" |
| Office / Pantry / Utility | 17'8" x 15'3"  |
| Bedroom                   | 10'7" x 11'4"  |
| Bathroom                  | 6'2" x 11'3"   |
| Basement                  | 9'1" x 21'7"   |
| Bedroom                   | 13'5" x 12'2"  |
| Bedroom                   | 11'7" x 29'3"  |
| Living Room               | 12'11" x 15'1" |
| W.C.                      | 4'3" x 7'10"   |
| Annexe                    |                |
| Living Room / Kitchen     | 41'7" x 15'2"  |
| Bedroom                   | 15'2" x 10'9"  |
| Shower Room               | 8'2" x 5'5"    |
| Garage                    | 19'6" x 30'1"  |





GROUND FLOOR

1ST 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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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.