

32 Sunnyside

STRATHKINNESS, ST. ANDREWS, KY16 9XP



Exceptional family living with bi-folding doors, wrap-around gardens, four-car parking and an electric garage, an impressive Strathkinness home moments from St Andrews



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McEwan Fraser Legal are delighted to present to the market this impressive and beautifully proportioned three-bedroom detached home, occupying an enviable position within the sought-after village of Strathkinness, just a short distance from St Andrews. Offering generous accommodation, excellent private parking and attractive wrap-around gardens, this is a home that combines comfortable family living with superb entertaining space.

THE LOUNGE



The property is approached via a welcoming entrance vestibule, which leads into the central hallway and provides access to the principal accommodation. The generously proportioned lounge is a bright and comfortable reception space, providing an ideal area in which to relax and unwind.

The heart of the home is undoubtedly the impressive dining area, which enjoys an excellent connection to the adjoining kitchen and provides a wonderful setting for family meals and entertaining.

THE DINING AREA



The modern kitchen is well appointed with a good range of floor and wall-mounted units, offering excellent preparation and storage space. A particular highlight is the bi-folding doors, creating a seamless connection between the kitchen/dining area and the gardens beyond. When opened, these doors allow the home to truly embrace the outside space, making this an exceptional area for entertaining during the warmer months.

A useful utility room provides additional practical space and complements the kitchen perfectly.

THE KITCHEN & UTILITY



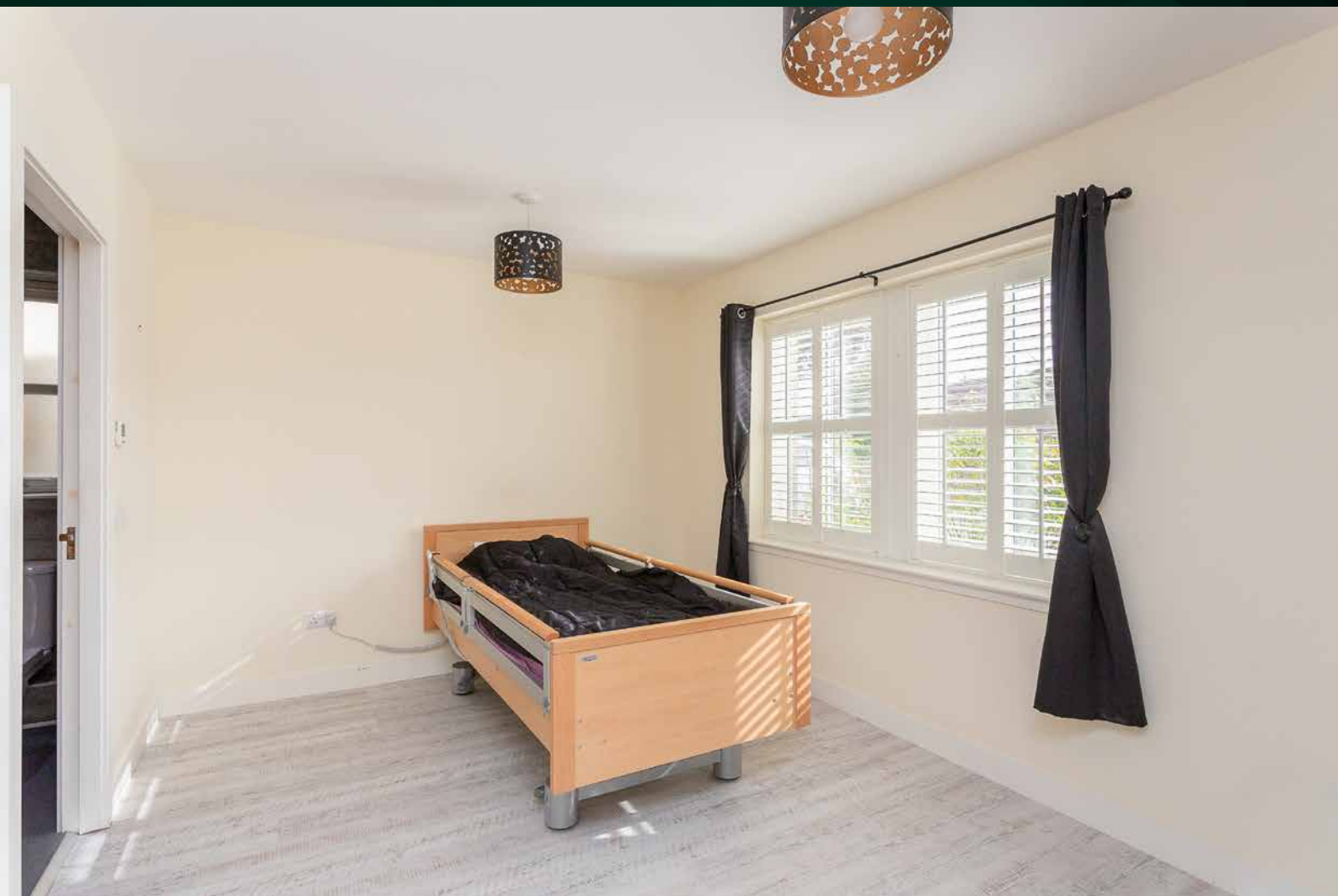


The accommodation continues with three excellent bedrooms, including a generous principal bedroom with a stylish en-suite shower room. Bedrooms two and three are both well proportioned, with bedroom two offering excellent flexibility as a substantial double bedroom, guest room or home office. A contemporary family bathroom completes the internal accommodation.

THE BATHROOM



BEDROOM 1



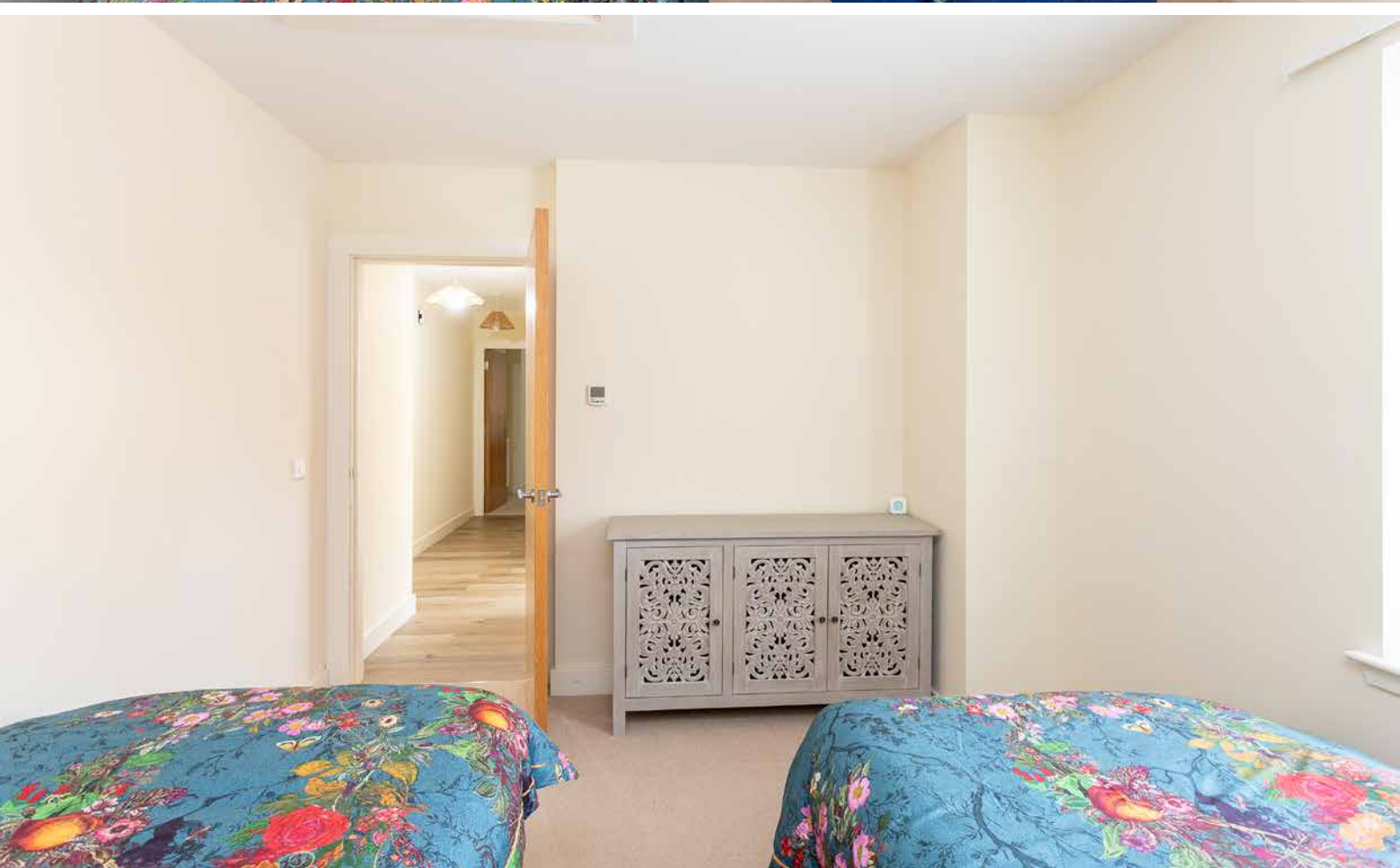
a generous principal bedroom with
a stylish en-suite shower room



BEDROOM 2



BEDROOM 3



Externally, the property is equally impressive. The wrap-around gardens provide a high degree of privacy and offer extensive outdoor space for families, entertaining and relaxation. The gardens provide plenty of scope for outdoor dining, children's play areas and beautifully landscaped seating areas, while the bi-folding doors create a fantastic relationship between the internal and external spaces.

Private parking for up to four vehicles further enhances the property, while the substantial garage benefits from an electric garage door, providing secure parking and excellent additional storage.

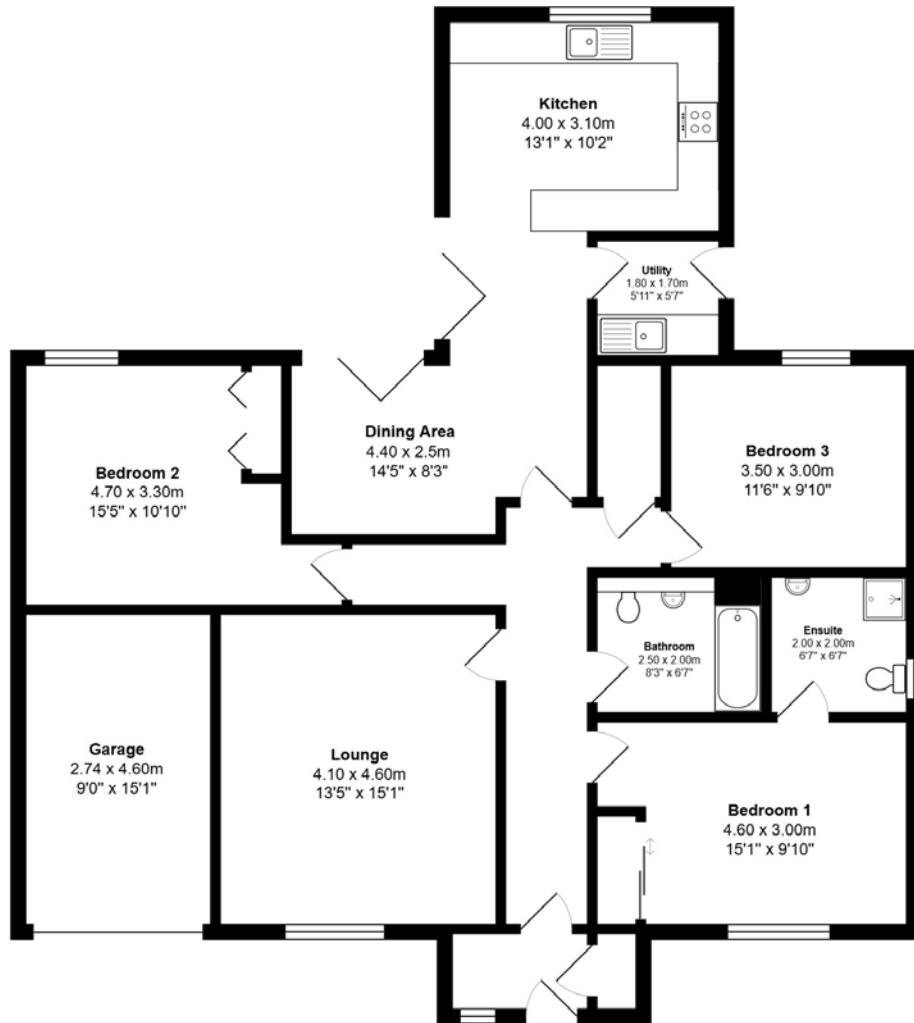
EXTERNALS



With approximately 1,295 sq ft of internal accommodation, excluding the approximately 162 sq ft garage, this is a substantial home offering a fantastic combination of space, versatility and modern family living.

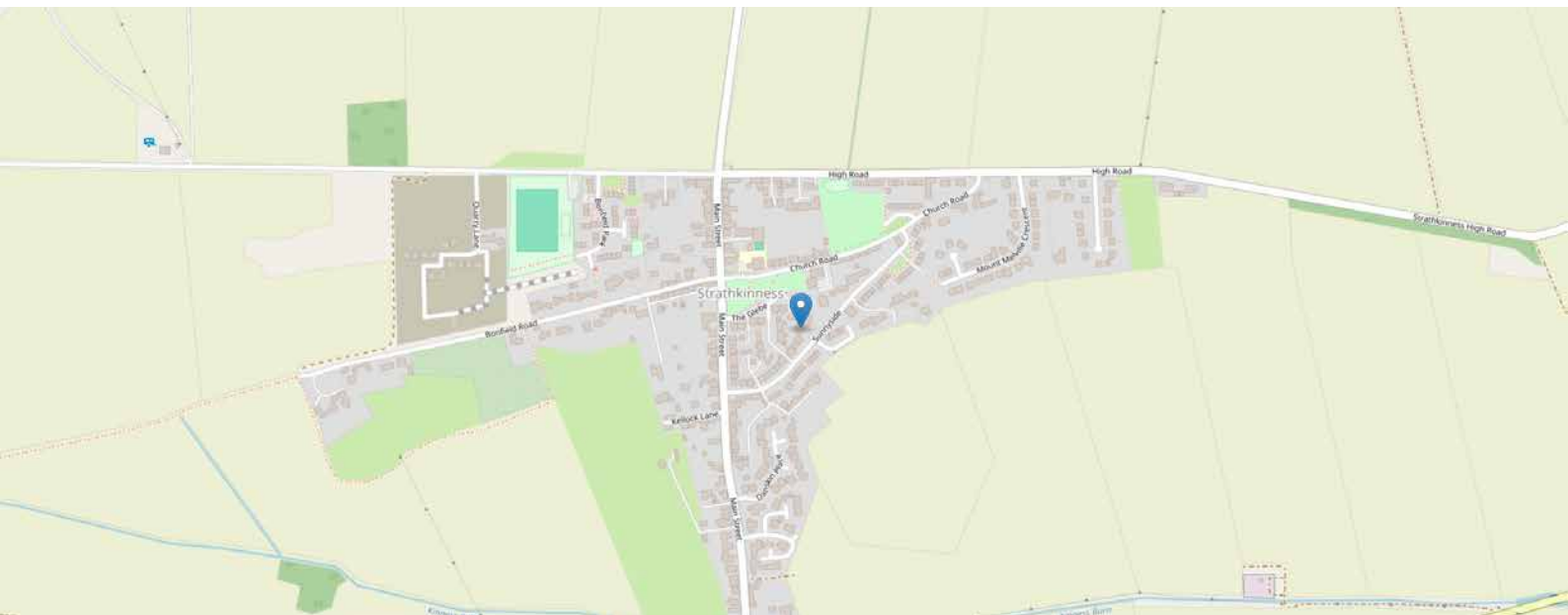
Sunnyside represents an excellent opportunity to acquire a highly desirable family home within Strathkinness, with the amenities and attractions of St Andrews close at hand. Early viewing is strongly recommended to fully appreciate the generous accommodation, superb gardens and exceptional entertaining space this property has to offer.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 120m² | EPC Rating: C



THE LOCATION

Strathkinness has local primary schooling and is located within 2 miles of St Andrews fine historic centre. 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 other golf courses run by the St Andrews Links Trust, including the new Castle Course. St Andrews is also well known for its university, which is one of the oldest in Britain, founded in 1410.

The town provides good state schooling at Madras College and private schooling at St Leonards. The town has a good range of shops, hotels, restaurants and recreational facilities. There is also a cinema and The Byre Theatre.





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