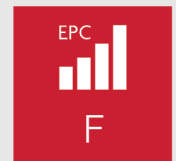
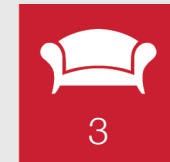




## Moultrie Cottage

Agricultural Cottages  
St Michaels, St Andrews  
Fife, KY16 0DU





## Summary

This charming detached cottage lies within scenic rural surroundings, just five minutes' drive from Leuchars' amenities and rail links. The property's wraparound grounds are hugged by woodland and include a large southwest-facing garden and private parking. The homely modern interiors are set over two floors with three double bedrooms, a living room connected to a south-facing conservatory, and a social kitchen with space for comfortable seating, casual breakfasts, and formal dining. Busy family living is further catered for by two bathrooms, a utility/cloakroom, and useful built-in storage.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Traditional two-storey detached cottage
- Entrance vestibule and hall
- Living room with log burner and access to:
- Versatile southwest-facing conservatory
- Kitchen with breakfast bar, open to dining/family area with log burner
- Three airy double bedrooms
- First-floor bathroom with shower-over-bath
- Ground-floor shower room
- Utility room with store, plus extra storage
- Secluded southwest-facing garden
- Private two-car driveway
- Oil-fired central heating and double-glazing




“The surprisingly spacious family home boasts homely modern interiors with appealing versatility and a tasteful classical finish.”





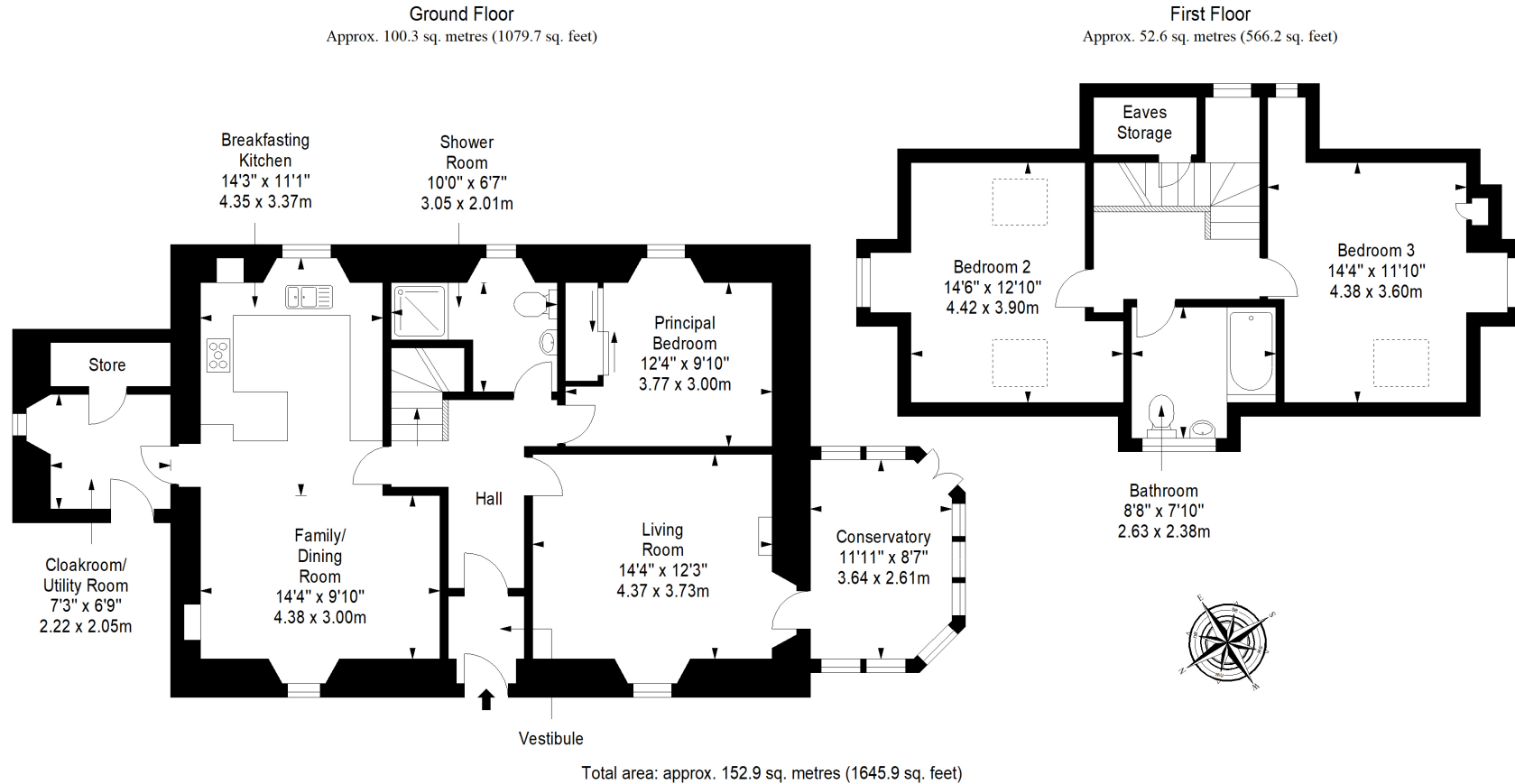




“Sheltered by woodland and facing open fields, the secluded grounds feature a sunny garden and multi-car private parking.”



# Floorplan





# Thorntons

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