



4 Bells Wynd, Kingsbarns, St Andrews, Fife, KY16 8SP

Light & Beautifully Presented, Three-Bedroom, Semi-Detached Cottage with Gardens & Driveway

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Property Description

Light and beautifully presented, three-bedroom, semi-detached cottage, with gardens and a multi-vehicle driveway. Located in the charming and historic East Neuk village of Kingsbarns, Fife.

Comprises an entrance hallway, living room, kitchen, dining room, three flexible bedrooms, a family bathroom and a shower room.

Highlights include a modern fitted kitchen, stylish bathroom suites, generous room sizes, and good storage space.

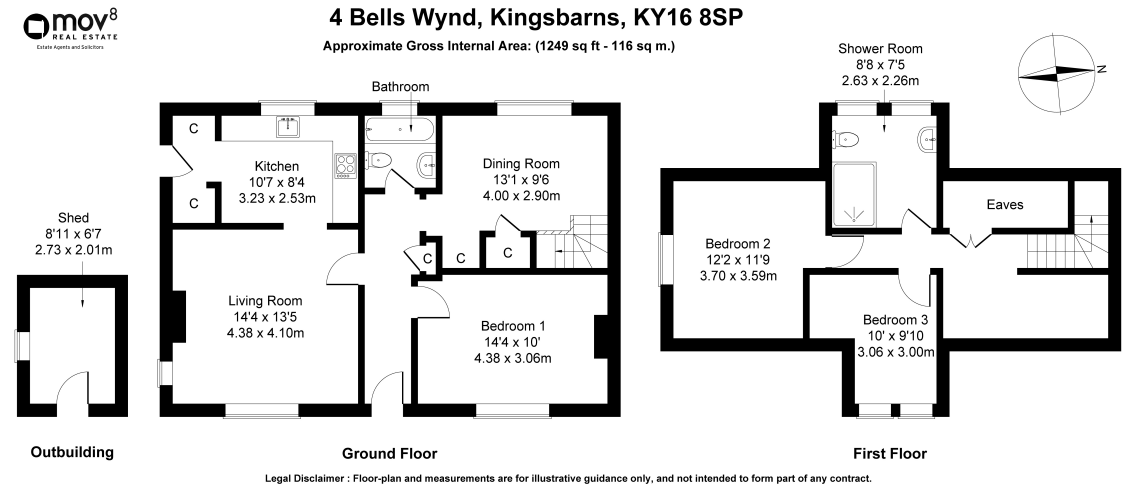
In addition, there is LPG central heating (with a sunken external tank), double glazing, a CCTV system, and light tasteful decor.

Externally, this generous plot benefits from a large rear garden with a lawn, patio and brick-built shed; whilst to the front, there is a mono-blocked multi-vehicle driveway.

A welcoming entrance hall affords access throughout the majority of the ground floor, including a convenient storage cupboard, with a spacious living room, set to the front, including carpeted flooring and an open press with shelves. Set off the lounge, the kitchen offers space for dining, side access to the rear garden, and two recessed storage spaces. Modern fitted units include stone effect worktops, a tiled surround, a sink with a drainer; and an integrated double oven and electric hob. A separate dining room is set to the rear, offering a flexible space, and features a built-in cupboard, an open press with shelves, and carpeted stairs leading to the upper hall.

Set to the front, a generous bedroom is finished with light decor and carpeted flooring; whilst completing the ground floor, the bathroom is fitted with a three-piece suite including modern wall panelling and a ladder-style radiator.

On the upper floor, there is good storage space, built-in eaves, two further carpeted bedrooms and a generous shower room, fitted with a stylish suite including a rainfall shower and a ladder-style radiator.



Area Description

Kingsbarns is a small charming village in the East Neuk of Fife, lying near the coast, offering some amenities, including its own primary school and an abundance of green spaces, with its own golf course, as well as a stunning beach, connecting the Fife Coastal Path. Around 6.5 miles away, St. Andrews, known as a world-famous destination for golf and its medieval streets, historic university and charismatic traditional

buildings, offers a wide range of amenities, restaurants, cafes, as well as a variety of outdoor recreation and well-regarding schooling for all levels, with The University of St Andrews ranked number one in the UK. The A917 connects Kingsbarns with neighbouring areas, with further connecting links, whilst a good bus service is available within the town, and train stations at Leuchars and Cupar.





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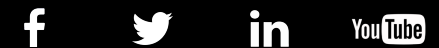
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