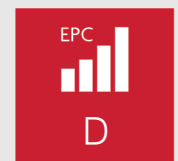
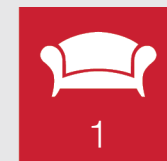


South High Beley Cottage

Dunino, St Andrews
Fife, KY16 8LZ





This modern three-bedroom detached bungalow is set within 6.7 acres, offering uninterrupted rural views, wraparound established gardens, two paddocks, and a private driveway. This idyllic setting in rural Dunino, which has a primary school, and within a 10-minute drive of the charming coastal towns of Anstruther and St Andrews.

A bright entrance vestibule leads into a hall with two useful storage cupboards. To the left of the hall are a generous, sun-filled living room and an eat-in kitchen, both enjoying tranquil views. The hardwood-floored living room is a fantastic year-round space, centred around a cosy log burner with a sandstone surround and boasting a dual-aspect outlook, including French doors that open onto a suntrap terrace. The kitchen, situated beside a sociable dining area, showcases an attractive country-style design in white and natural wood tones. It includes an eye-level oven and an electric hob with a hood and extractor fan.

Features

- Idyllic setting, close to St Andrews
- Homely modern interiors
- Detached bungalow with 6.7 acres of land
- Vestibule and hall with good storage
- Sunny and spacious living room with log-burner and garden access
- Bright dining kitchen with utility room leading outside
- Three good-sized bedrooms (two with storage)
- Bright bathroom with a shower-over-bath
- Wraparound gardens, a secluded terrace, and woodland
- Two grazing paddocks
- Two sheds, a workshop, and kennel
- Private driveway and access road
- Oil-fired central heating and double-glazing



"The detached home has over six acres of land, including secluded gardens, woodland, two paddocks, and a driveway."





Freestanding appliances comprise a Bosch dishwasher and fridge freezer, a small Logik freezer, and, in the adjoining utility room, a Bosch washing machine and an AEG tumble dryer. The utility room provides convenient external access to the driveway.

The three comfortably carpeted bedrooms (two doubles and a single) offer a wonderfully private outlook. One bedroom features double built-in cupboards, while the principal bedroom is fitted with a mirror-fronted wardrobe. Lastly, the bright bathroom includes a roll-top bath with an overhead shower. The property benefits from oil-fired central heating and full double glazing.

Outside, the wraparound gardens, encircled by greenery, boast neat lawns, landscaped planting, and a southwest-facing seating terrace, creating a delightful, secluded area for family relaxation and summer gatherings. Additionally, there is woodland with native trees, two grazing paddocks (one with a field shelter), further outbuildings for storage and animal needs, and a multi-vehicle private driveway, which can be subdivided and sold separately. The generous plot could easily accommodate an extension, subject to consents. Extras: The sale includes all fitted floor and window coverings, light fixtures, and integrated/freestanding appliances. Sony TV in the kitchen is also included. The cottage, paddocks, wood and drive way could be subdivided and sold separately.



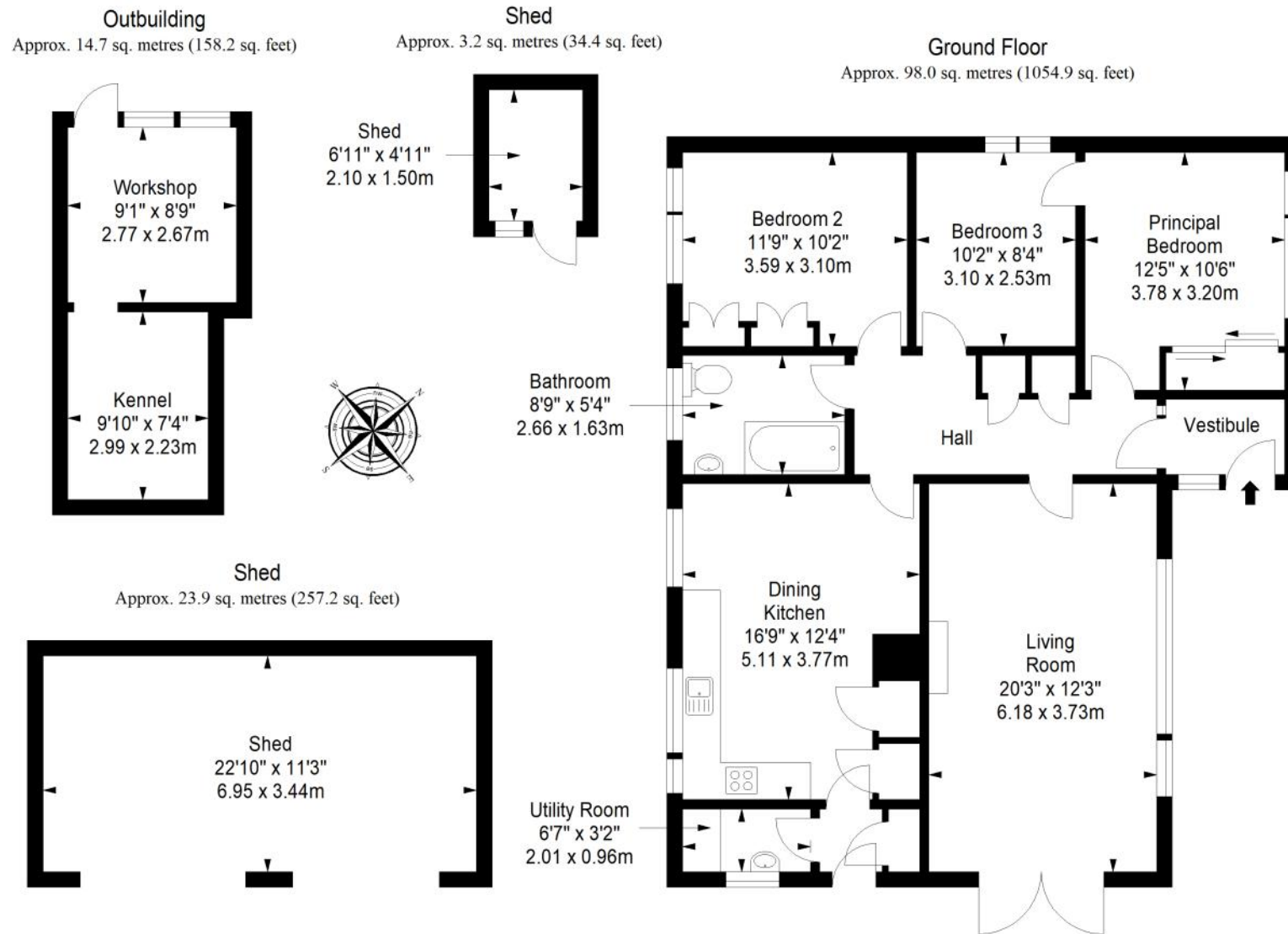


Dunino, St Andrews

Dunino is a small tranquil farming community with a local primary school in Kingsbarns, and an idyllic rural lifestyle, within walking distance of a small church. Complemented by the convenience of being just four miles south of St Andrews, a mere ten-minute drive away.

Renowned for its ancient university, golfing heritage, and breathtaking beach, St Andrews draws over half a million visitors annually and is considered one of Scotland's finest towns and best places to live. Characterised by its narrow, cobbled streets and stunning architecture, the vibrant town centre features a delightful mix of independent shops and high-street retailers, alongside various cafes, coffee shops, delis, greengrocers, butchers, and bakeries. There are also several large supermarkets on the outskirts. St Andrews boasts international recognition as 'The Home of Golf', with the game being played at St Andrews Links for over 600 years; the iconic Old Course attracts thousands of professionals, amateurs, and spectators from around the globe. Additional attractions include the 12th and 13th-century ruins of St Andrews Cathedral and Castle, along with St Andrews Botanic Garden. Excellent state schools are located nearby, while private schooling options comprise a Montessori nursery and St Leonards School. St Andrews is approximately a 30-minute drive from Dundee and a 90-minute drive from Glasgow and Edinburgh. The town benefits from excellent local and intercity bus links, and there are daily direct flights to London available from Dundee airport.

Floorplan



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)



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