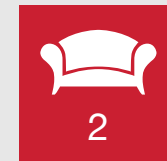




**Thorntons**   
The right way to move

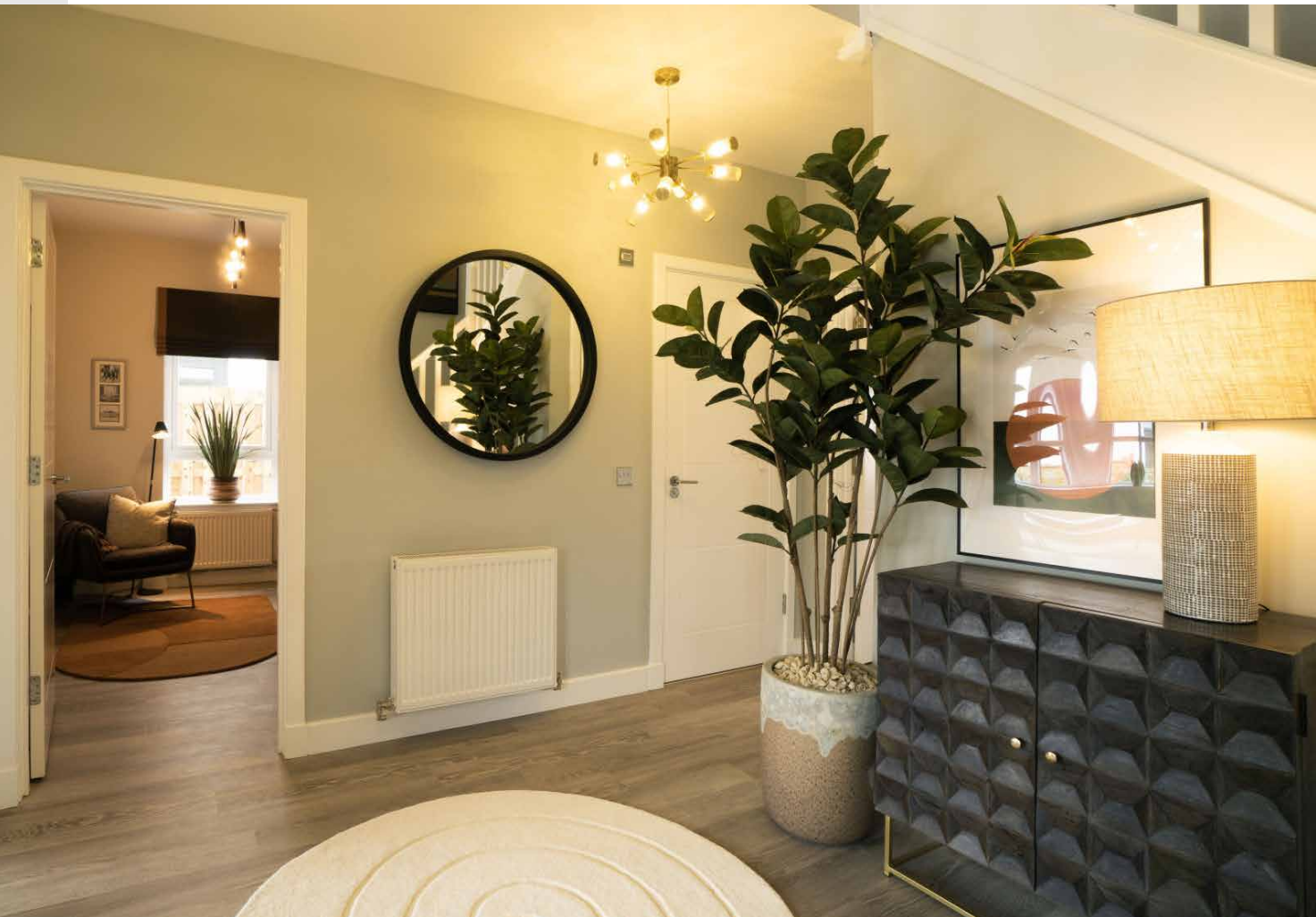
## 24 Clatto Gardens

Strathkinness, Fife  
KY16 9FA



# A new build house that is a ready-made home

Part of an exclusive development in the picturesque village of Strathkinness, 24 Clatto Gardens is a new-build detached house and previous show home from one of Scotland's leading developers, Springfield Properties. The executive five-bedroom home is of the Dunrobin house type, one of the larger residences in the developer's portfolio. It boasts a wealth of high-end accommodation and outstanding versatility, as well as generous private parking and a family-friendly garden. The exceptional home features multiple reception areas, including a sunroom and an open-plan kitchen/dining room, and it has a total of four washrooms too. Furthermore, it offers a sought-after semi-rural lifestyle close to the beautiful surrounding countryside and Fife's idyllic coastline. The property is also just a short drive from the historic coastal town of St Andrews, world renowned for its famous golf courses, leading university, and spectacular beaches. The property begins with a welcoming reception hall, which provides understairs storage and a WC. It ensures a wonderful introduction and has space for freestanding furniture too.



## General Features

- A large, executive new-build detached house
- From one of Scotland's leading developers
- Part of an exclusive development in Strathkinness
- A short drive from the coastal town of St Andrews
- High-end accommodation and outstanding versatility

## Accommodation Features

- Welcoming reception hall with storage and a WC
- Spacious lounge with dual-aspect windows
- Triple-aspect sunroom with French doors to garden
- Large kitchen/dining room with integrated appliances
- Naturally-lit, grand galleried landing with storage
- Dual-aspect principal suite with a walk-in wardrobe
- Three further double bedrooms with fitted wardrobes
- Versatile study/fifth bedroom/office/games room
- Luxurious three-piece en-suite bathroom
- Contemporary three-piece en-suite shower room
- Premium family bathroom with a four-piece suite

## Exterior Features

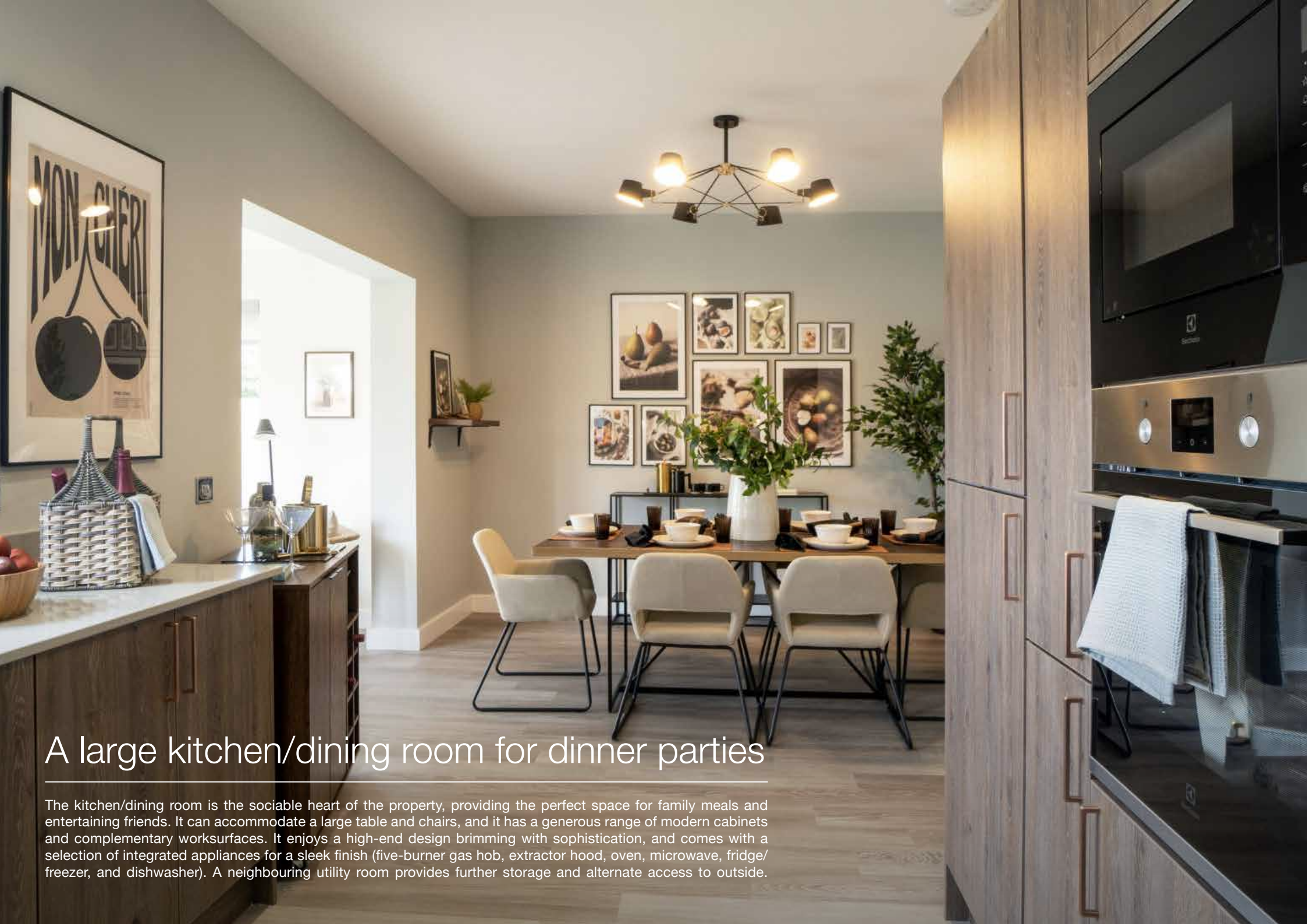
- Private front and rear gardens mostly laid to lawn
- Monoblock driveway and an integral double garage



## Refined and elegant reception areas

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Looking out over the front garden, the lounge is designed to be an elegant setting for unwinding and spending time with family and friends. It has spacious dimensions to accommodate an excellent choice of comfortable furnishings and it is bathed in dual-aspect light to enhance an airy ambience. A triple-aspect sunroom (openly accessed from the kitchen/dining room) provides an additional reception space for relaxing and socialising, whilst admiring the rear garden views. It has French doors as well, for a seamless transition to outside.



## A large kitchen/dining room for dinner parties

The kitchen/dining room is the sociable heart of the property, providing the perfect space for family meals and entertaining friends. It can accommodate a large table and chairs, and it has a generous range of modern cabinets and complementary worksurfaces. It enjoys a high-end design brimming with sophistication, and comes with a selection of integrated appliances for a sleek finish (five-burner gas hob, extractor hood, oven, microwave, fridge/freezer, and dishwasher). A neighbouring utility room provides further storage and alternate access to outside.

# Four spacious double bedrooms and a versatile study

Four double bedrooms are on the first floor, connected to a grand galiered landing, which has storage and a window to allow a flow of light throughout the home. The principal bedroom features a large footprint and dual-aspect glazing, including French doors to a Juliet balcony. It also benefits from a sizeable walk-in wardrobe and an impressive en-suite bathroom.





Bedroom two has the luxury of its own en-suite too, and, like bedrooms three and four, it has a fitted wardrobe to maximise the useable floorspace. A versatile study is on the ground floor, providing a flexible space designed to meet the needs of the owner. It can alternatively be used as a fifth bedroom, a home office, a games room, or creatively to suit your requirements.



## Three bathrooms & a WC

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With three bathrooms and a WC, the property ensures optimal convenience. The WC is on the ground floor just off the hall, whilst the remaining washrooms are on the first floor. These include the principal bedroom's luxurious en-suite bathroom and the second bedroom's contemporary en-suite shower room. The remainder of the home is served by a premium family bathroom, equipped with a four-piece suite which includes a separate bath and shower cubicle.

## Garden & Parking

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Flanked by private gardens to the front and rear which are predominantly laid to lawn, the home provides plenty of outdoor space for families. Furthermore, the rear garden is fully enclosed for safety and it captures lots of sun throughout the day. A generous monoblock driveway to the front provides off-street parking, in addition to an integral double garage which handily connects to the hall.

Please note: the property has a 10-year NHBC guarantee, and will be sold as seen, including all window treatments, light fittings and wall fixtures.



## Strathkinness St Andrews

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Strathkinness is a popular choice for purchasers seeking a home with a country atmosphere, whilst being only a couple of miles from the historic town of St Andrews. Locally the village has an excellent primary school, 'Busy Bee' nursery, playgroup and a well-used village hall, as well as a village pub/restaurant and a regular bus service.

The nearby historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award-winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants. Renowned worldwide as "the home of golf with seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex. St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach.

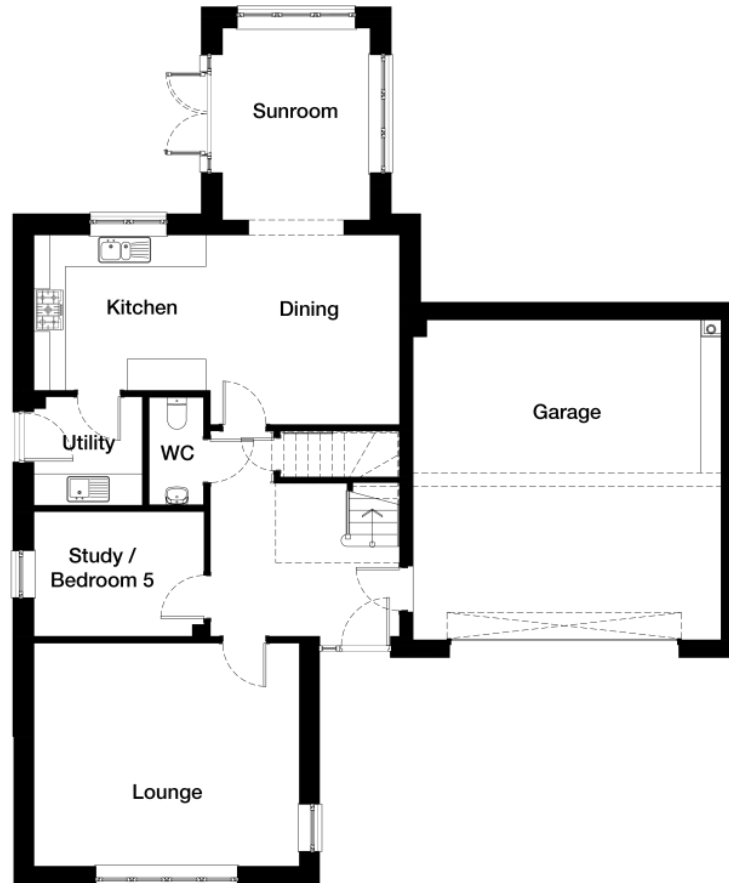
Strathkinness is well placed for commuting to most of the surrounding towns and cities, such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away with further airport facilities and London flights also available from Dundee.



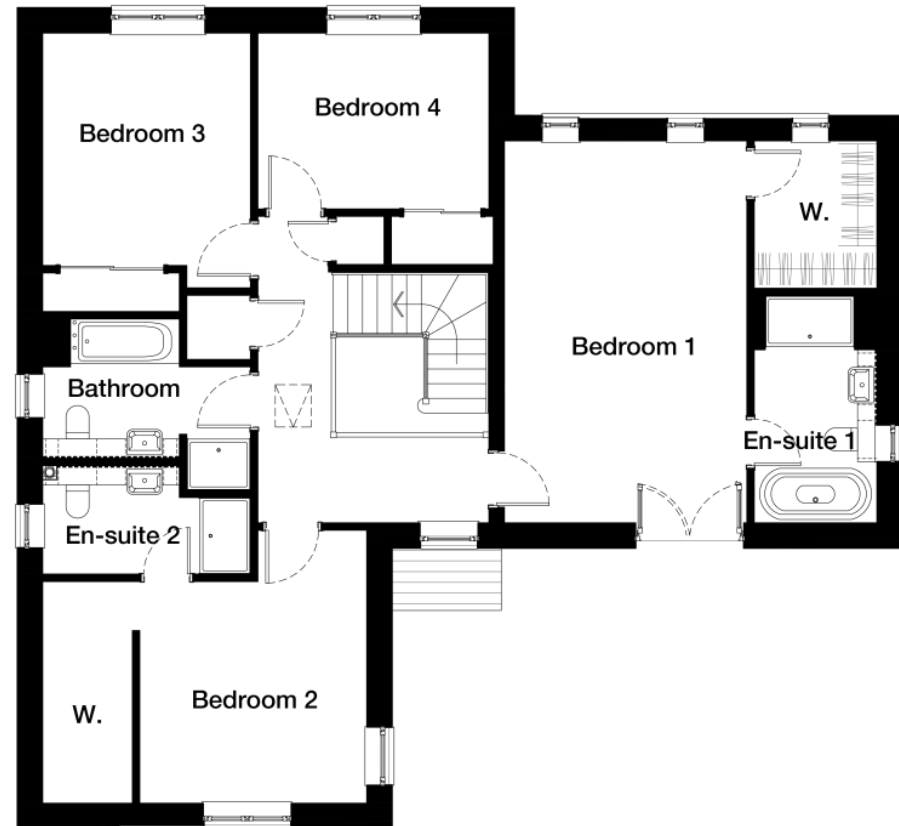


# Floorplan

Ground Floor



First Floor





# Thorntons

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