



## 6 The School Park

Kingsbarns  
Fife, KY16 8DG



1



2



2



D



## Summary

Set within the charming coastal village of Kingsbarns, this attractive two-bedroom cottage-style bungalow offers a bright, well-balanced layout ideal for downsizers, first-time buyers, or a peaceful retreat by the sea. The home enjoys a spacious living room with dual windows, and a stylish dining kitchen with ample worktop space. Two double bedrooms are complemented by a stylish bathroom, with the principal bedroom further benefiting from an en-suite shower room. Outside, the property is framed by low-maintenance front and rear gardens and private parking, all within easy reach of spectacular beaches, countryside walks, and the amenities of St Andrews. Extras: All fitted floor and window coverings and light fittings, as well as a garden shed, a garden storage unit, and integrated appliances are included.

## Features

- Two bedroom bungalow
- Sought-after coastal location close to Kingsbarns beach
- Porch and entrance hall with storage
- Spacious living room with dual-aspect windows
- South-facing modern dining kitchen
- Principal double bedroom with en-suite shower room
- Second double bedroom
- Bathroom with a shower-over-bath
- Front and (enclosed) rear gardens
- Private off-street parking
- Electric heating and full double glazing



“This cottage-style bungalow is within easy reach of beaches, country walks and the town of St Andrews.”







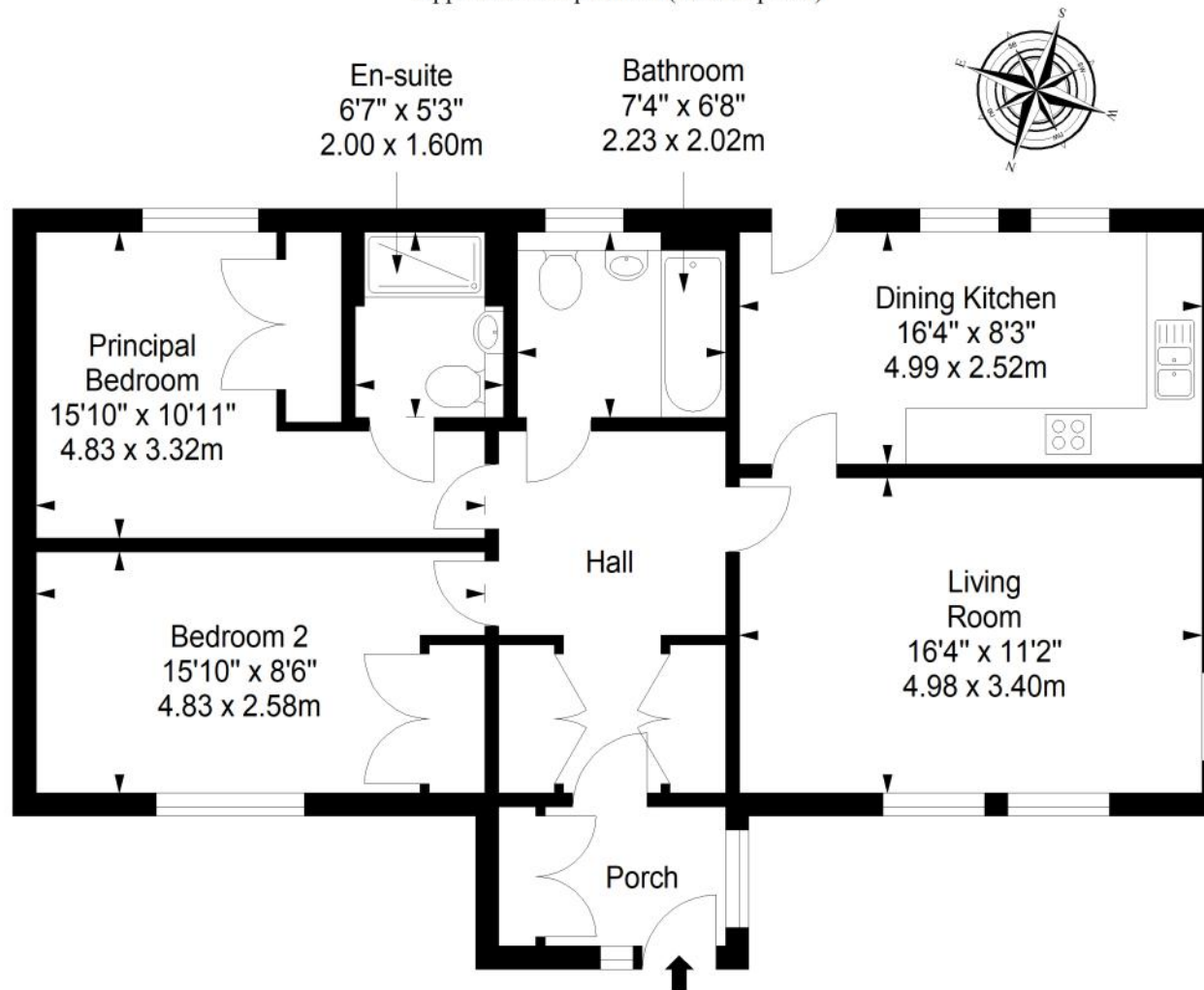
“Attractive two-bedroom home offering spacious living and the practicality of multiple bathrooms.”



# Floorplan

## Ground Floor

Approx. 80.3 sq. metres (864.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland