



Thorntons
The right way to move

36 Seagate, Kingsbarns, St
Andrews, Fife KY16 8SR





Summary

Beautifully presented stone-built cottage featuring exposed stonework, sash windows, and a welcoming layout all on one level. With one double bedroom, a generous living room, open-plan kitchen/dining area, stylish conservatory, and additional garden room/study, this home is ideal for those seeking a peaceful lifestyle in a picturesque setting. The property also benefits from a large, well-maintained rear garden that offers excellent privacy and space for outdoor relaxation or entertaining. Internally, there is a bathroom with shower over bath and a separate en-suite WC/dressing room off the bedroom.

Features

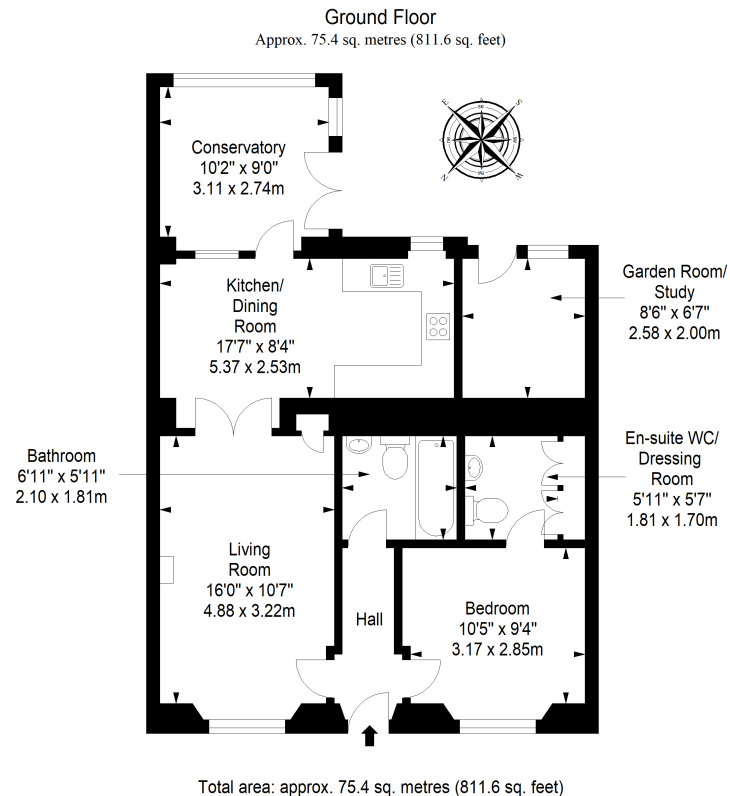
- Attractive stone cottage in coastal village setting
- Bright living room with fireplace and storage
- Open-plan kitchen/diner with garden access
- Modern conservatory
- Double bedroom with en-suite WC/dressing room
- Garden room/study
- Stylish family bathroom
- Spacious, enclosed rear garden with lawn
- Short walk to beach, golf, local hotel and primary school
- Great tranquil retreat or full-time residence

Room Measurements

Living Room: 16'0" x 10'7" (4.88 x 3.22 m)
 Kitchen/Dining Room: 17'7" x 8'4" (5.37 x 2.53 m)
 Conservatory: 10'2" x 9'0" (3.11 x 2.74 m)
 Garden Room / Study: 8'6" x 6'7" (2.58 x 2.00 m)
 Bedroom: 10'5" x 9'4" (3.17 x 2.85 m)
 En-suite WC/Dressing Room: 5'11" x 5'7" (1.81 x 1.70 m)
 Bathroom: 6'11" x 5'11" (2.10 x 1.81 m)



Floorplan



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