



Thorntons 
The right way to move

10 Bonfield Park, Strathkinness,
St Andrews, Fife KY16 9SY



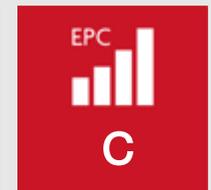
2



3



1



EPC
C



Summary

This well-presented three-bedroom end terraced home is set within a quiet residential development in the desirable village of Strathkinness, just a short drive from St Andrews. The property offers bright, well-proportioned accommodation over two levels, ideal for families, first-time buyers, or those seeking a peaceful village lifestyle with excellent access to nearby amenities. The ground floor comprises a welcoming vestibule and central hall, spacious living room, modern fitted kitchen, separate dining room, and a versatile third bedroom. Upstairs, the property features two well-sized bedrooms and a contemporary family bathroom. Externally, the home benefits from enclosed front and rear gardens, with the rear garden offering a patio seating area and lawn.

Features

- Three-bedroom end terraced villa
- Bright and spacious living room
- Modern fitted kitchen
- Separate dining room
- Three bedrooms
- Contemporary family bathroom
- Enclosed rear garden with patio area
- Private front garden
- GCH/ DG and EPC: C
- Sought-after village location

Room Measurements

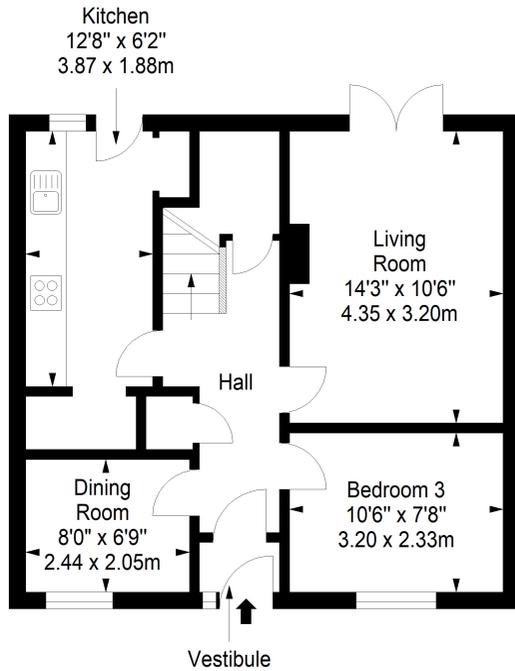
Living Room: 4.35m x 3.20m (14'3" x 10'6")
Kitchen: 3.87m x 1.88m (12'8" x 6'2")
Dining Room: 2.44m x 2.05m (8'0" x 6'9")
Bedroom 3 / Study: 3.20m x 2.33m (10'6" x 7'8")
Principal Bedroom: 3.61m x 3.21m (11'10" x 10'6")
Bedroom 2: 3.75m x 2.36m (12'4" x 7'9")
Bathroom: 2.40m x 1.90m (7'10" x 6'3")



Floorplan

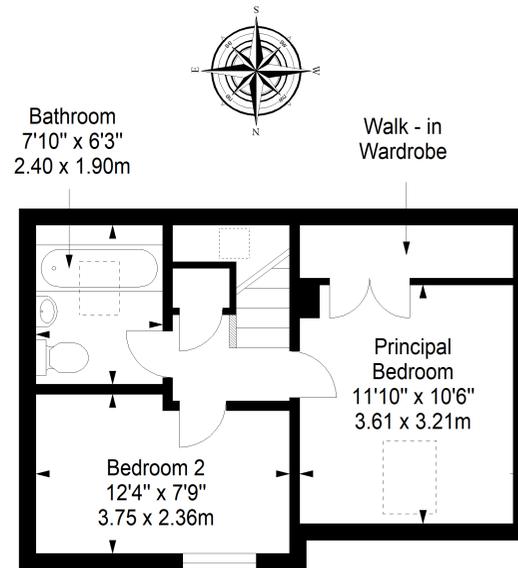
Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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