





5-Bedroom Executive Home

West House is one of only five houses located in a private cul-de-sac by renowned builders AJ Stephen. Featured in Scottish Field magazine. The property is set in a lovely rural setting enjoying open country views and is just a few yards from the destination, Michelin starred, Peat Inn restaurant.

St Andrews, the East Neuk fishing villages and the Howe of Fife are nearly equidistant with Peat Inn, all offering a wealth of popular visitor attractions including the V&A museum in Dundee, Falkland Palace, Kellie Castle, Cambo House to name but a few.

Historic St Andrews is only 5 miles away 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. There are many other golf courses in the area, including Elie, 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). St Andrews is well placed for commuting to most of the surrounding towns 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 and further airport facilities and London flights are available from Dundee.





This 5-bedroom executive home is the very definition of luxury, finished to an exceptionally high standard, featuring luxurious fixtures and fittings including granite kitchen worktops. Boasting 3 reception rooms, 3 bathrooms (two en-suite), downstairs cloakroom, south facing garden, comprehensive parking, and a large double garage sporting Hormann insulated sectional remote controlled doors. This family home offers the ultimate lifestyle for comfortable hybrid rural living with plenty of space for home office working and or leisure.

The block driveway leads to a double garage and the welcoming entrance vestibule compete with cloaks cupboard and in turn to the beautiful reception hall, with more useful storage. The generously proportioned bay window lounge has a treble aspect enjoying the country views. The luxurious kitchen enjoys a classic farmhouse style fitted oak cabinetry incorporating integral lighting, granite worktops, open to the sunroom leading out to the south facing garden and patio, ideal for al fresco dining. Neff appliances are seamlessly integrated for sleek lines. A neighbouring utility room comes with a deep pantry cupboard and side door to the garden. The formal dining room is also next to the kitchen making it most convenient for entertaining. Bedroom 5 and the WC cloaks complete the ground floor.



The feature staircase leads up to the galleried first floor. The main master bedroom has ample room for a king-size bed, bedside furnishings, it benefits from built-in wardrobe fixtures, and a spacious en-suite shower room.

The second master bedroom enjoys a dual aspect and benefits from fitted wardrobes and an en-suite shower room. Bedroom three (also with fitted wardrobes) the fourth bedroom, home office and luxurious family bathroom complete the first floor. This wonderful home is presented to the market with fresh neutral décor making it truly walk in condition. The landscaped garden grounds are bound by new timber fencing of this wraparound garden providing privacy and a lovely south facing patio overlooking a small woodland providing a haven for birds.

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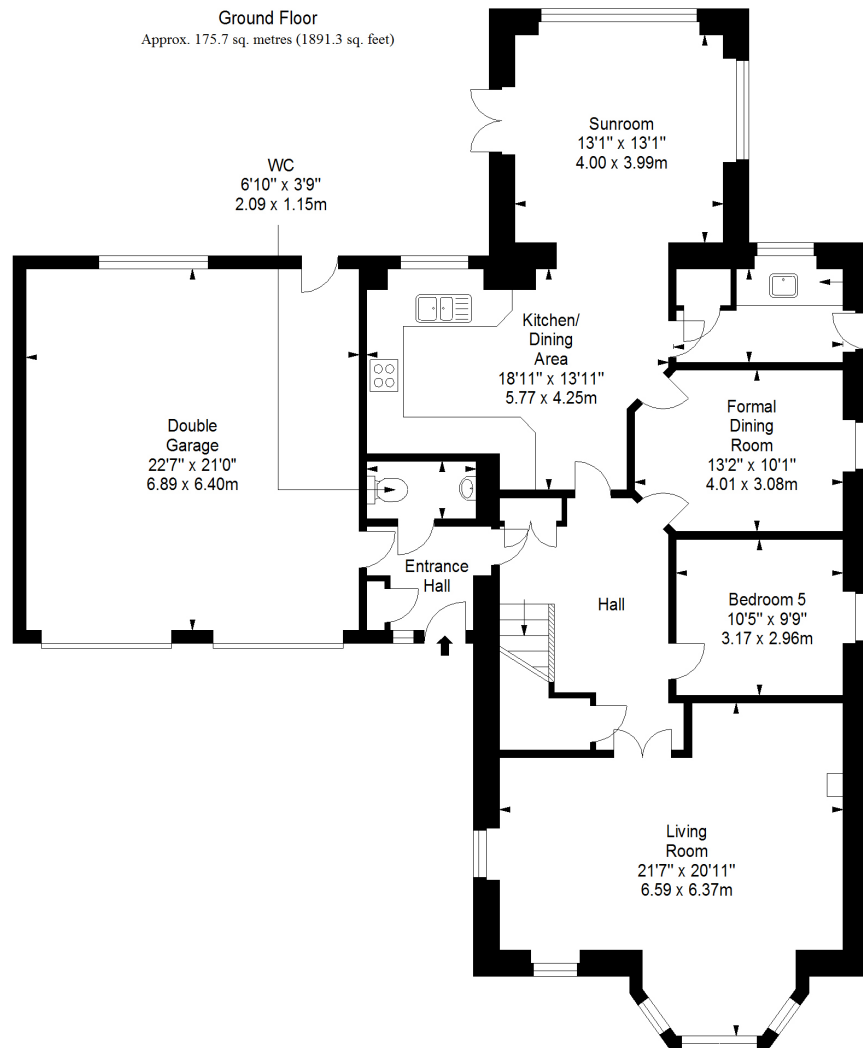
Edinburgh 45 Miles
St Andrews 5 Miles
Cupar 5 Miles
Perth 27 Miles
Dundee 18 Miles
Broadband Speeds of 73/74 Mbps.





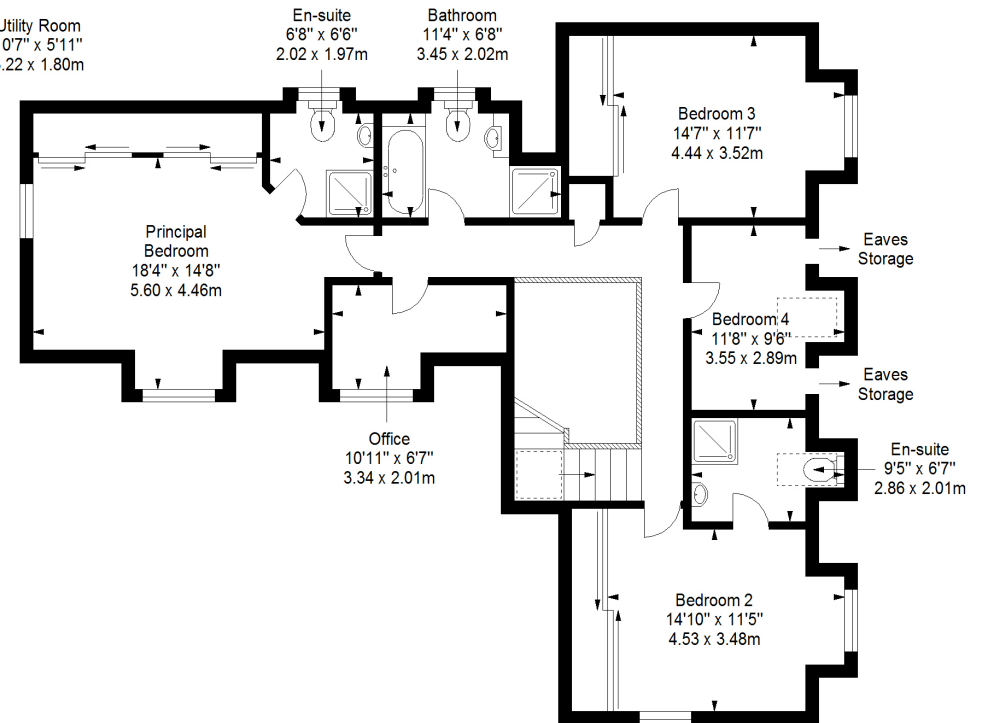


Ground Floor
Approx. 175.7 sq. metres (1891.3 sq. feet)



Utility Room
10'7" x 5'11"
3.22 x 1.80m

First Floor
Approx. 114.6 sq. metres (1233.6 sq. feet)



Total area: approx. 290.3 sq. metres (3124.9 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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