



**Thorntons**   
The right way to move

## 11 Church Road, Strathkinness

St Andrews, Fife  
KY16 9XR



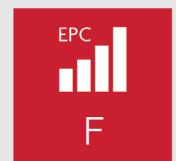
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## Summary

This detached bungalow occupies a generous wraparound plot with a gated driveway, a detached garage, and beautiful, well-established gardens. The three-bedroom property offers scope for modernisation, allowing the new owner to add their personal style. It has the potential to become an ideal family home, featuring a south-facing living/dining room connected to a bright kitchen with garden access, a sunroom adjoining one of the bedrooms, a bathroom, and ample built-in storage. Located in the popular village of Strathkinness, it benefits from a local primary school, village hall, pub, and bus services.

Extras: The property is sold as seen.

## Features

- Well-connected village close to St Andrews
- Detached bungalow with scope for upgrades
- Bright vestibule and hall (with storage)
- Spacious south-facing living/dining room with access to:
  - Bright kitchen with garden access
  - Three good-sized bedrooms with storage (one open to a sunroom with garden access)
  - Bright five-piece bathroom
- Enclosed wraparound plot with generous mature gardens
- Gated driveway and detached single garage
- Electric heating and double glazing





"Leuchars train station and coastal St Andrews are just a few miles away, with Dundee also within easy reach, around a 20-minute drive."











"The sizeable wraparound plot  
boasts a long gated  
driveway, a detached garage, and  
delightful established gardens."



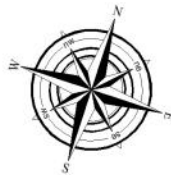
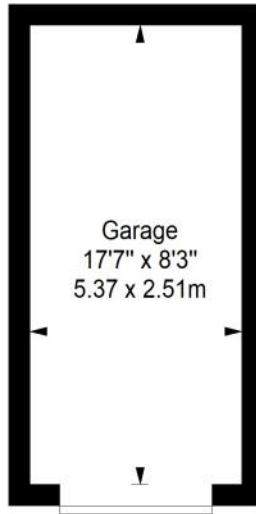




# Floorplan

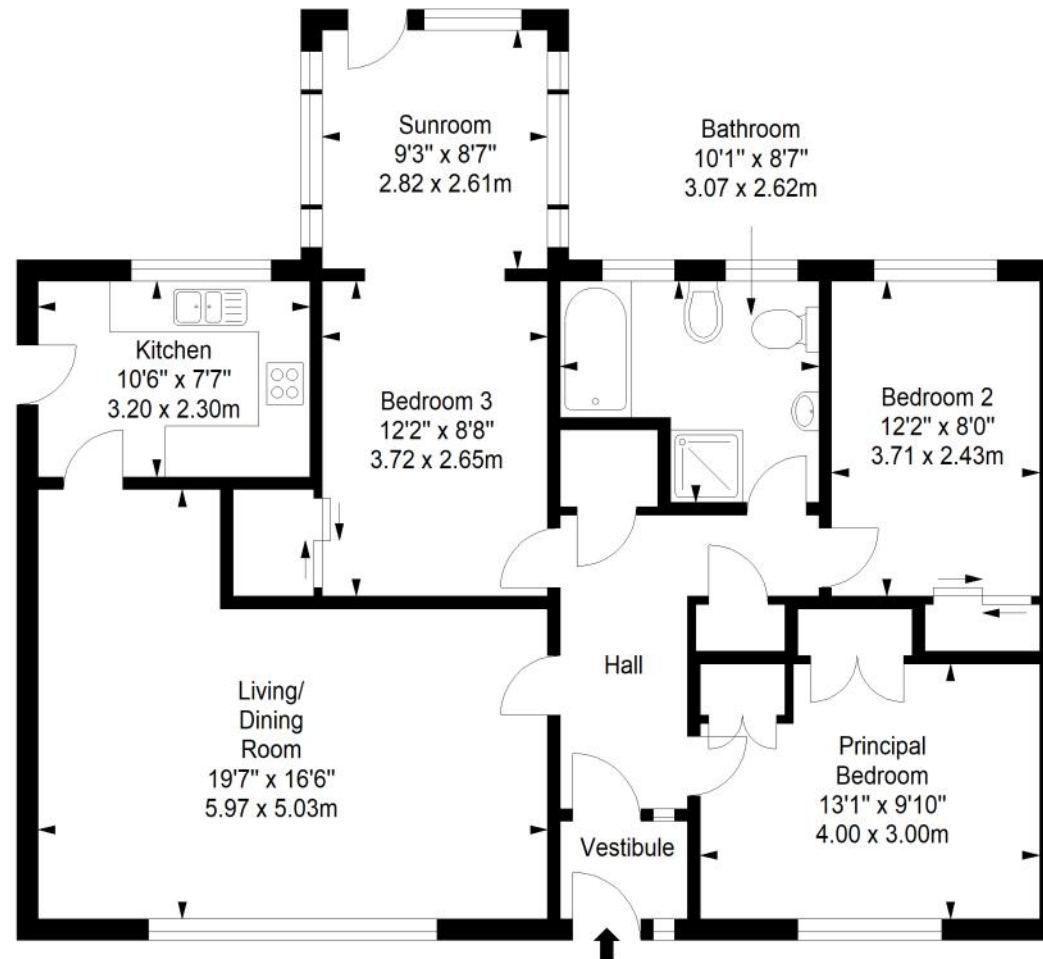
## Garage

Approx. 13.5 sq. metres (145.3 sq. feet)



## Ground Floor

Approx. 96.3 sq. metres (1036.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)



# Thorntons<sup>↑↓</sup>

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