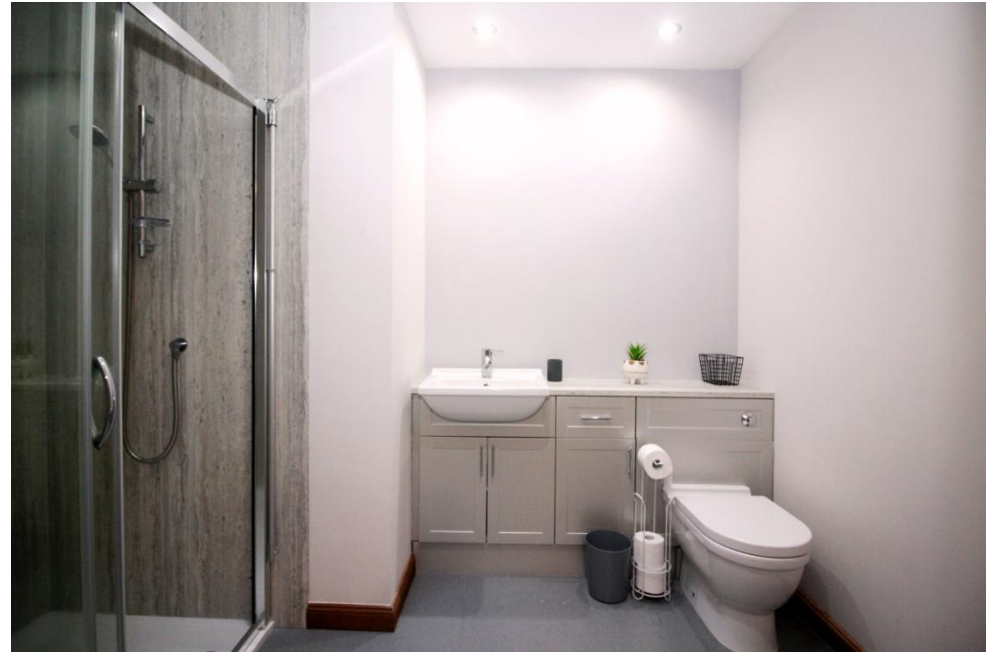




FOR SALE – NYDIE LODGE, ST ANDREWS, FIFE KY16 9SL - OFFERS AROUND £695,000 - EPC B
ADAMS PROPERTY – Tel: 0131 443 4436 or 07739915043 Email: david@adams-property.co.uk



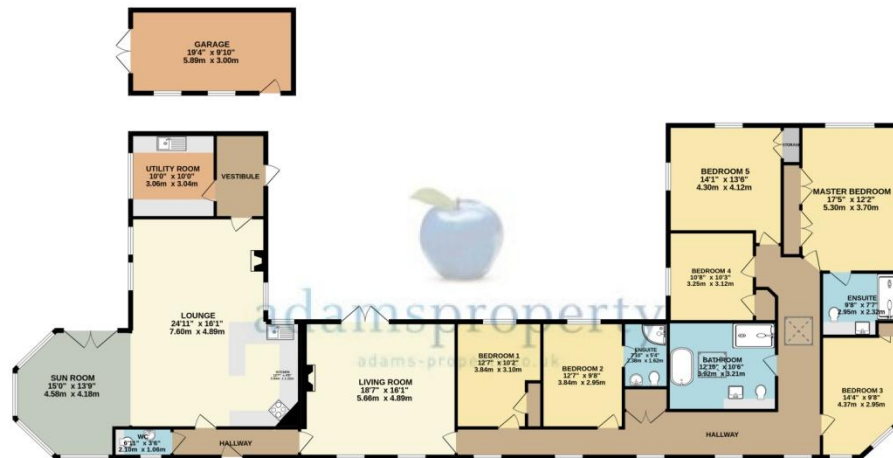








GROUND FLOOR
2821 sq.ft. (262.1 sq.m.) approx.



NYDIE LODGE, ST ANDREWS, KY16 9SL

TOTAL FLOOR AREA: 2821 sq.ft. (262.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Viewing by appointment only
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DESCRIPTION: This beautiful and immaculate, luxury, six bedroom detached bungalow has recently been renovated and upgraded to the highest standard. It is situated on an hillside in a quiet rural location, with stunning views east toward the sea and St Andrews, just 4 miles away. Originally a stone built cottage, it has been considerably expanded over the years to include six double bedrooms (two en suite), a sun room, open plan lounge and kitchen, living room, family bathroom, utility room and timber garage. The property is very energy efficient (B rated EPC) with ground source heat pump, solar panels, double glazing and two log burning stoves. Outside a driveway leads up to a large private parking bay at the front, with lawns to the front and side. The driveway lead on around to the rear where there is a secluded and sunny stone patio, behind which is a raised garden with lawns and shrubs.

ENTRANCE & HALLWAY: A semi glazed timber front door opens into the hallway where there is timber flooring and a guest WC. A door leads through to the open plan lounge and another to the right opens into the living room. There are high quality, solid timber doors and facings throughout the property.

LOUNGE, KITCHEN & SUN ROOM: This large open plan area has timber flooring throughout. The kitchen is fitted with modern wall and base units with smoked glazed work tops. Here there is an integrated double oven and electric induction hob with extractor hood above. There is also an integrated fridge, freezer and dishwashing machine. The worktops extend around to form a breakfast bar and beside this, in the lounge area, is a log burning stove. The lounge leads through to a spacious, east facing sun room where two French windows open onto a small patio area. On the other side of the lounge a door leads through to a utility room and vestibule with a door opening out to the rear patio.

LIVING ROOM: This is currently used as a games room with a pool table. Here there is a feature stone wall with fireplace, housing another log burning stove. This room has a fitted carpet and French windows opening onto the patio. A door leads into another hallway and on to all the bedrooms and bathroom.

FAMILY BATHROOM: This bright and spacious room has timber flooring, spot lights, a column style towel rail and a large skylight providing natural light. Here there is a modern white suite, a large oval Jacuzzi bath and walk in shower with glass panels and tiled walls

BEDROOMS: There are six generously sized double bedrooms, two of which are en suite. All have fitted carpets and wardrobes.

GARDEN & EXTERIOR: A private drive leads from Strathkinness High Road and up to the main gate of the property where there is a large tarmac driveway with lawns to the left and right. A path leads on past the sun room and on to another private parking area to the rear which is served by its own road. Here there is a timber garage and workshop. Next to this, a path leads around to the rear patio and garden. This sunny, south facing patio has stone flags and is very sheltered and secluded. From here, some steps lead up to a raised rear garden which comprises of lawns and mature shrubs and is enclosed by high fences and trees.

LOCATION: Nydie Lodge is situated in a tranquil rural location on the north east slopes of Knock hill, adjacent to a small luxury holiday park, just four miles west of St Andrews and one mile from the pretty village of Strathkinness. Here there is a local shop, primary School and a tavern. More shops, supermarkets, restaurants and most public services can be found in the famous University town of St Andrews nearby. The thriving City of Dundee is just twelve miles to the north. The property is surrounded by open countryside and fields and enjoys fine views north and east toward the sea. This is a great area for walking, cycling and exploring the beautiful East Neuk of Fife with its many beaches and picturesque fishing villages.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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