

CRAIGROTHIE
THE GRANARY
STRUTHERS BARNES
KY15 5PL



This traditional steadings property is a delightful detached family home. The property is located in a semi-rural location but an easy 7 minutes drive from Cupar town centre and Tesco's. It is also conveniently located for St Andrews, which is 10 miles away and takes a little over 15 minutes.

The property has been tastefully converted to offer: reception hallway, lounge with feature stone wall, dining/family room, all with solid oak flooring, dining kitchen with Aga, tiled floor with under floor heating, and double doors to the rear gardens. The study, utility and WC completes the ground floor accommodation. On the upper level there are four bedrooms, the master with an en-suite shower room and the bright family bathroom. There is oil central heating and double glazing throughout, and a pressurised hot water system. To the front of the property is a landscaped shared courtyard and to the side there is parking space and access to the single garage and rear garden. There is a further private parking space and visitor parking in the development's main parking area. To the rear the gardens are fully enclosed and are principally laid to lawn, with a patio area and a raised decking section. There are delightful rural outlooks to the rear over the adjoining countryside. The present owners have considered the feasibility of adding a 5th bedroom over the garage. Plans have been drawn but it would be subject to local planning consent. Internal viewing is highly recommended and an appointment to view can be made by contacting Pagan Osborne. A Home report is available on request.









EPC:C

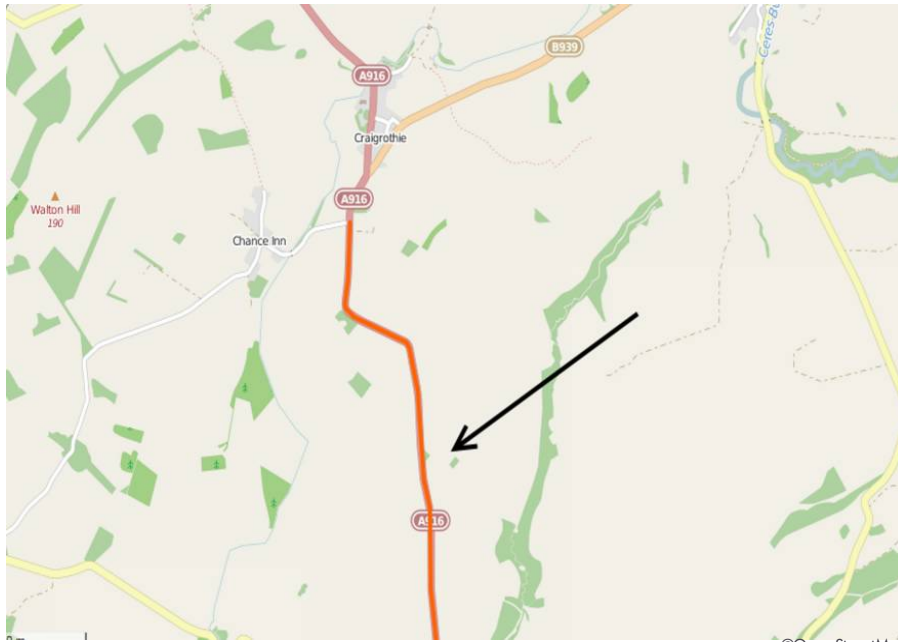
**Viewing:By appointment through Pagan Osborne on
01334 656525**

Council tax band:F

**General Remarks:
It should be noted that the carpets, light fittings and
dishwasher are included in the sale price.**

Struthers Barns is in a semi-rural location, approximately 4 miles from Cupar. The village of Craigrothie is less than a mile away and has a primary school. St Andrews is 10 miles away. Cupar offers a wide range of facilities and amenities such as local shopping, secondary schooling and further education at Elmwood College. For the commuter there is a railway station and regular bus service which connects the area to Edinburgh, Glasgow, Dundee, Perth and St Andrews. St Andrews provides private schooling at St Leonards or there is Dundee High School. There are universities at both St Andrews and Dundee. Edinburgh airport is less than an hour away.





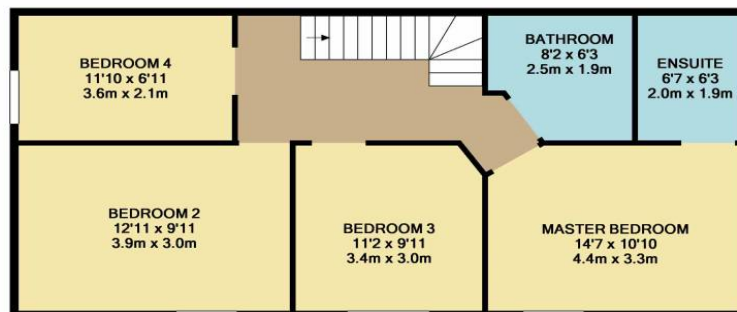
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Travel Directions.

On leaving Cupar on the A914, take the turning on the left, heading towards Leven. Travel through the village of Craigothie and approximately 1 mile on Struthers Barns is located on the left hand side, as indicated by our For sale Board.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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