

STRUAN COTTAGE

43 MAIN STREET, STRATHKINNESS, ST. ANDREWS, FIFE



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Traditional house set in a charming village near St. Andrews.

St. Andrews 3 miles ■ Dundee 13 miles ■ Edinburgh 48 miles

Offers Over £230,000

- 1 reception room. 3 bedrooms. Kitchen. Bathroom. Boxroom. Porch.
- Garden to front.
- Rear courtyard area.
- Stone shed.
- Stone workshop.
- Excellent situation for commuting.

Galbraith

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 OnTheMarket





SITUATION

Struan Cottage is a charming stone built property set in a delightful edge of village setting in Strathkinness, a short distance to the west of St Andrews in Fife. Enjoying good views over the surrounding fields and countryside, the property is very well placed for accessing St Andrews, Cupar and Dundee. In terms of local amenities St Andrews is just a 5 minute drive from the house. It is renowned worldwide as the "Home of Golf," offering a fine cosmopolitan mix of shops, restaurants, pubs and the like. The City of Dundee is approximately 20 minutes to the north and Edinburgh about an hour to the south.

The glorious rolling Fife countryside and coastline which surrounds Strathkinness supports an array of wildlife, and for the outdoor enthusiast offers easy access to many recreational pursuits including walking, riding, cycling, and golf. There are several top courses in and around St Andrews including The Old Course which regularly hosts the British Open - the event returns to the town in 2027.

Challenging shooting and fishing may be enjoyed locally and there are the wide open spaces of the Lomond Hills and several lovely nearby beaches including St Andrews, Tentsmuir, Kingbarns, Crail, and Elie. For day trips there are a number of National Trust for Scotland properties in the area including Falkland Palace, Hill of Tarvit and Kellie Castle. The quaint fishing villages of Fife's East Neuk are a short drive to the south. State schooling is available locally with private schooling being provided at St Leonards in St Andrews and Dundee High School. There are railway stations in Leuchars, Cupar, Ladybank, and Markinch. Edinburgh airport is about one hour away.





DESCRIPTION

Struan Cottage comprises a traditional stone cottage offering accommodation over two levels extending to about 82sqm. It comes under the same ownership as Orchard House and is offered for sale contemporaneously. The property is most conveniently entered through a porch to the rear and into the kitchen. A door leads into the sitting room which has a log burning stove and is situated to the front of the property. The front hallway gives access to a porch, bedroom and bathroom.

A staircase leads from the hallway to the first floor where a further two bedrooms and a box room are situated.

** The home report notes that there are category 3 faults in relation to dampness at the chimney breasts and some wood infestation. The executors are dealing with these faults.

ACCOMMODATION

Ground Floor: Reception room, kitchen, bedroom 3, bathroom, front and rear porch.

First Floor: Two bedrooms and a box room.

GARDEN AND GROUNDS

This property has a chipped garden to the front and benefits from a parking area, and two stone outbuildings to the rear offer useful workshops and storage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains Gas	Band D	D	FTTC	Yes

FLOOD RISK

The vendors advise that during their 18 year tenure, the property has never flooded. SEPA record that this area has a 10% chance of flooding each year. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Struan Cottage has a vehicular and pedestrian right of access over the first section of the private drive to Orchard House (also owned by the vendors) to the courtyard to the rear. There are also appropriate maintenance rights to maintain boundary walls, outbuildings, etc.

DIRECTIONS

From St. Andrews take the B939 in a westerly direction and turn right at the junction for Strathkinness. Struan Cottage is on the right hand side opposite Little Beehive Nursery. Parking is available to the rear of property.

POST CODE

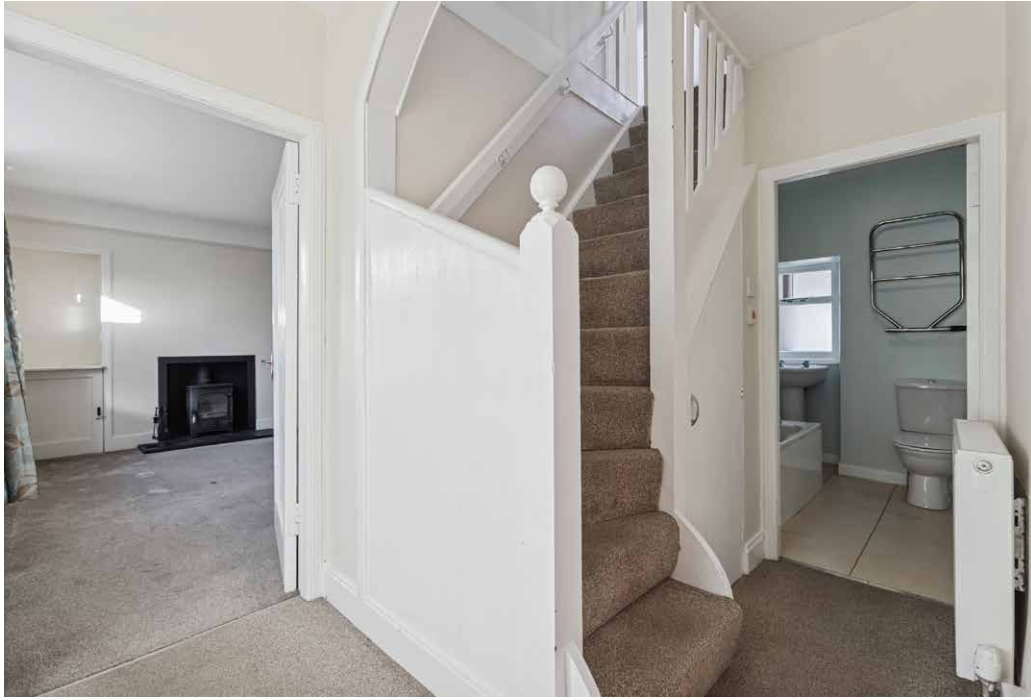
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WHAT3WORDS

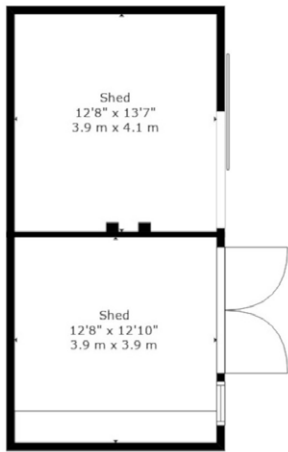
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///outcasts.chaos.ourselves

FIXTURES AND FITTINGS

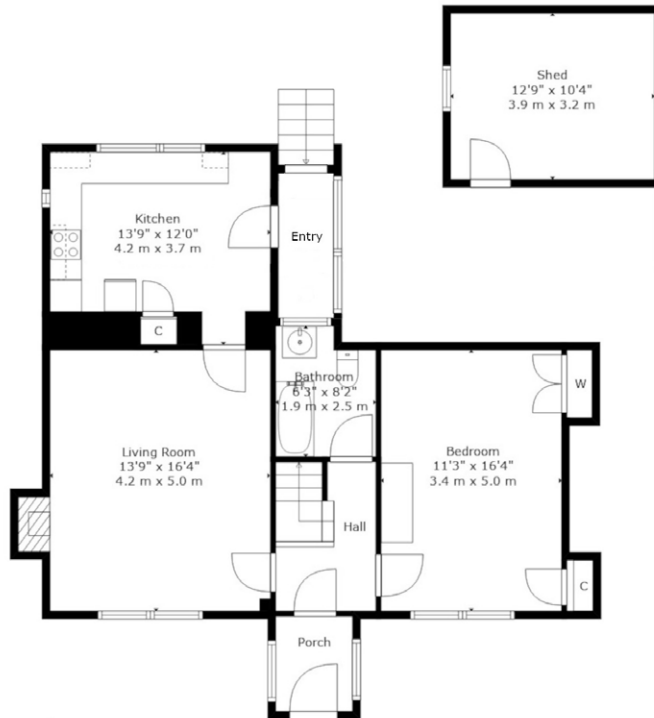
No items are included unless specifically mentioned in these particulars.



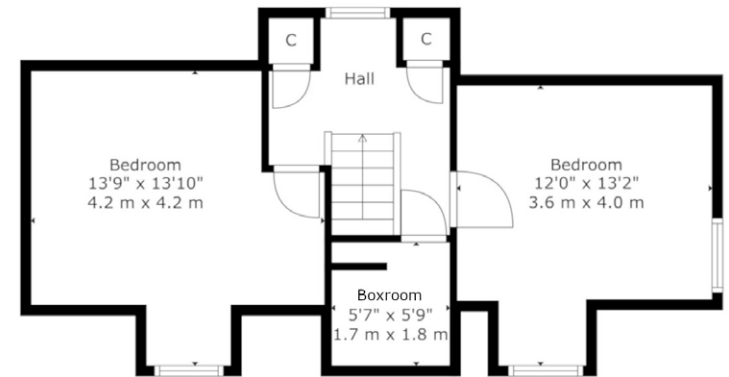




Outbuildings



Floor 1



Floor 2

TOTAL: 4095 sq. ft, 380 m2

FLOOR 1: 778 sq. ft, 72 m2, FLOOR 2: 289 sq. ft, 27 m2, FLOOR 3: 1979 sq. ft, 184 m2, FLOOR 4: 1049 sq. ft, 97 m2

EXCLUDED AREAS: SHED: 681 sq. ft, 63 m2, FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 143 sq. ft, 13 m2,

GARAGE: 503 sq. ft, 47 m2, STORAGE: 168 sq. ft, 16 m2, " ": 336 sq. ft, 31 m2



All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

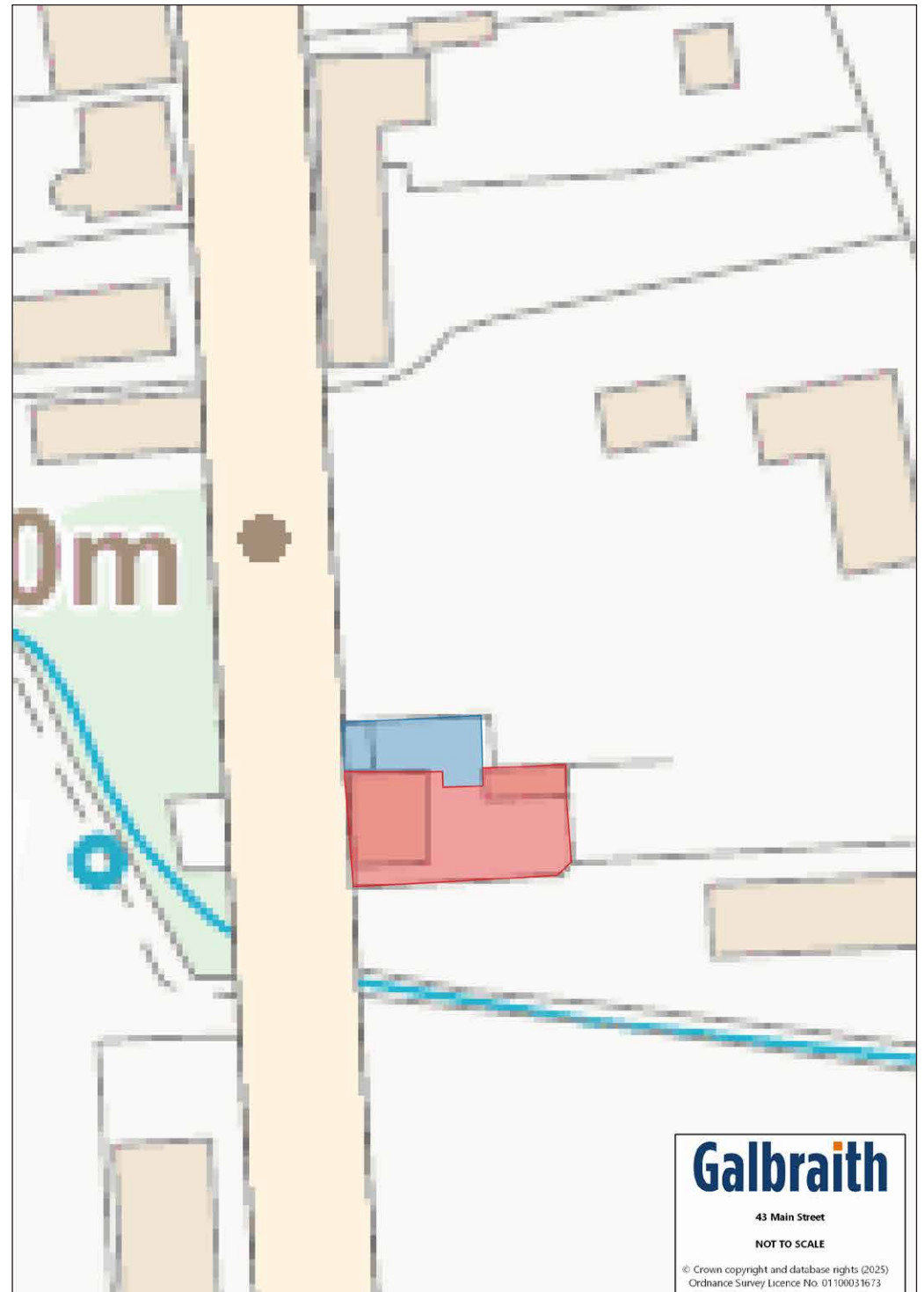
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025.





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