



ORCHARD HOUSE

43A MAIN STREET, STRATHKINNESS, ST. ANDREWS, FIFE



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Bright and spacious family home on the edge of a lovely village near St. Andrews.

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

About 0.39 ha (0.96 acres)

Offers Over £745,000

- 2 reception rooms. 4 bedrooms (1 en suite), study/bedroom 5, 2 bathrooms.
- Garage with remotely operated doors, workshop and store.
- Stone built shed/workshop.
- Large gardens with mature trees.
- Excellent location for commuting.
- Extensive terrace areas.
- Large monobloc parking area.

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com

 OnTheMarket





SITUATION

Orchard House is a lovely family home 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

Orchard House was built around 23 years ago and offers a spacious family home built of rendered block under a tiled roof and extends to about 284 sqm over two levels. The property is entered



through a vestibule into the main hallway which is the heart of the property giving access to all ground floor accommodation, which mainly has hardwood flooring and floor tiling throughout. The property is fully double glazed and benefits from underfloor heating. The sitting room has an ornate fireplace with living flame gas fire and a lovely south facing bay window with patio doors leading outside to an extensive wraparound terrace. The spacious kitchen/dining room has an integrated dishwasher, fridge, and a Belling 6 ring oven with hob and a large area to dine in. Patio doors lead to a further south facing terrace. The utility room has a pantry off and gives access to the rear garden. A timber staircase leads to the first floor where there is galleried landing with hardwood flooring, three double bedrooms and a shower room which complete the accommodation.

** Struan Cottage which fronts Main Street has common access and ownership is being offered for sale contemporaneously

ACCOMMODATION

Ground Floor: Vestibule, hallway, sitting room, kitchen/dining room, bedroom 1 with en suite bathroom, study/bedroom 2, shower room, utility room.

1st Floor: 3 bedrooms, shower room.

GARDEN AND GROUNDS

The property is accessed by electric security gates leading to a monobloc driveway. This leads through open lawns to a generous parking area at the west of the house. Surrounding the house is an extensive garden extending to 0.9 acres, largely laid to lawn with mature trees. A paved terraced surrounds the property to the front, excellent for outside dining.



Outbuildings

Double garage with automatic electric doors, garden store and workshop. Stone built shed with potential for other uses.

Struan Cottage

Situated at the gateway to Orchard House, Struan Cottage is also owned by the vendors and is available for purchase by separate negotiation.

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 G | C | FTTC | Yes |

FLOOD RISK

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 (also owned by the vendors) has a right of access of the initial section of the access drive to access their rear courtyard and to maintain adjacent boundaries.

DIRECTIONS

From St. Andrews take the B939 in a westerly direction and turn right at the junction for Strathkinness. Orchard House (43a Main Street) is on the right hand side opposite Little Beehive Nursery. Parking is available to the rear of property.



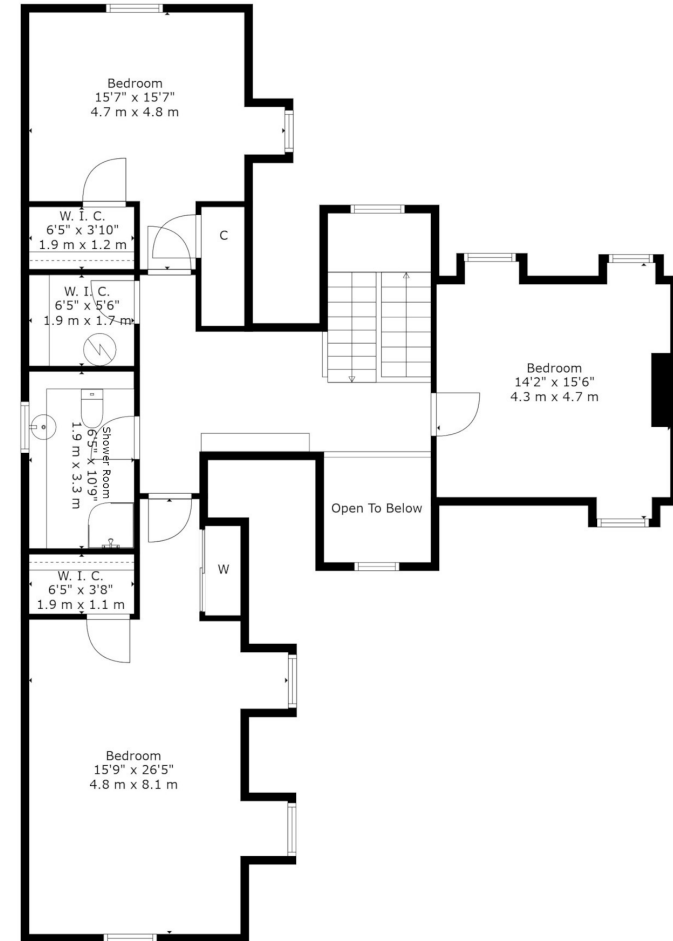
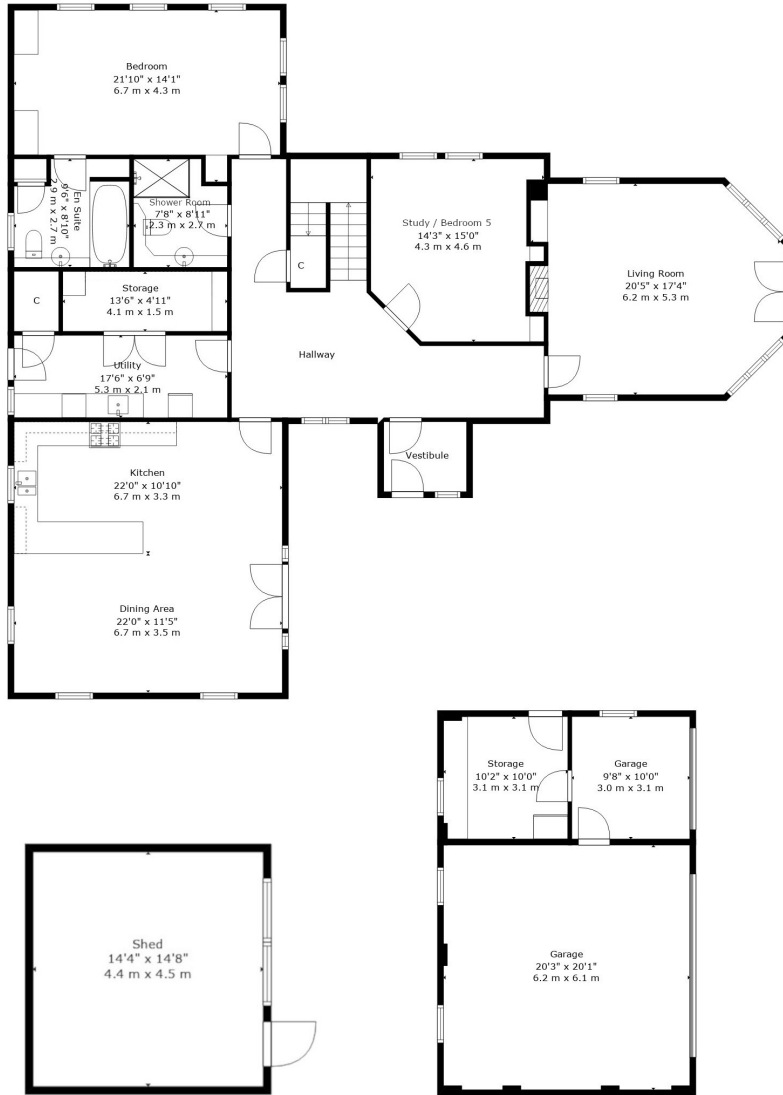












TOTAL: 4095 sq. ft, 380 m2

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>

POST CODE

KY16 9RZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///grandest.codes.retract](https://www.what3words.com/)

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Items of furniture are available by separate negotiation.

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.

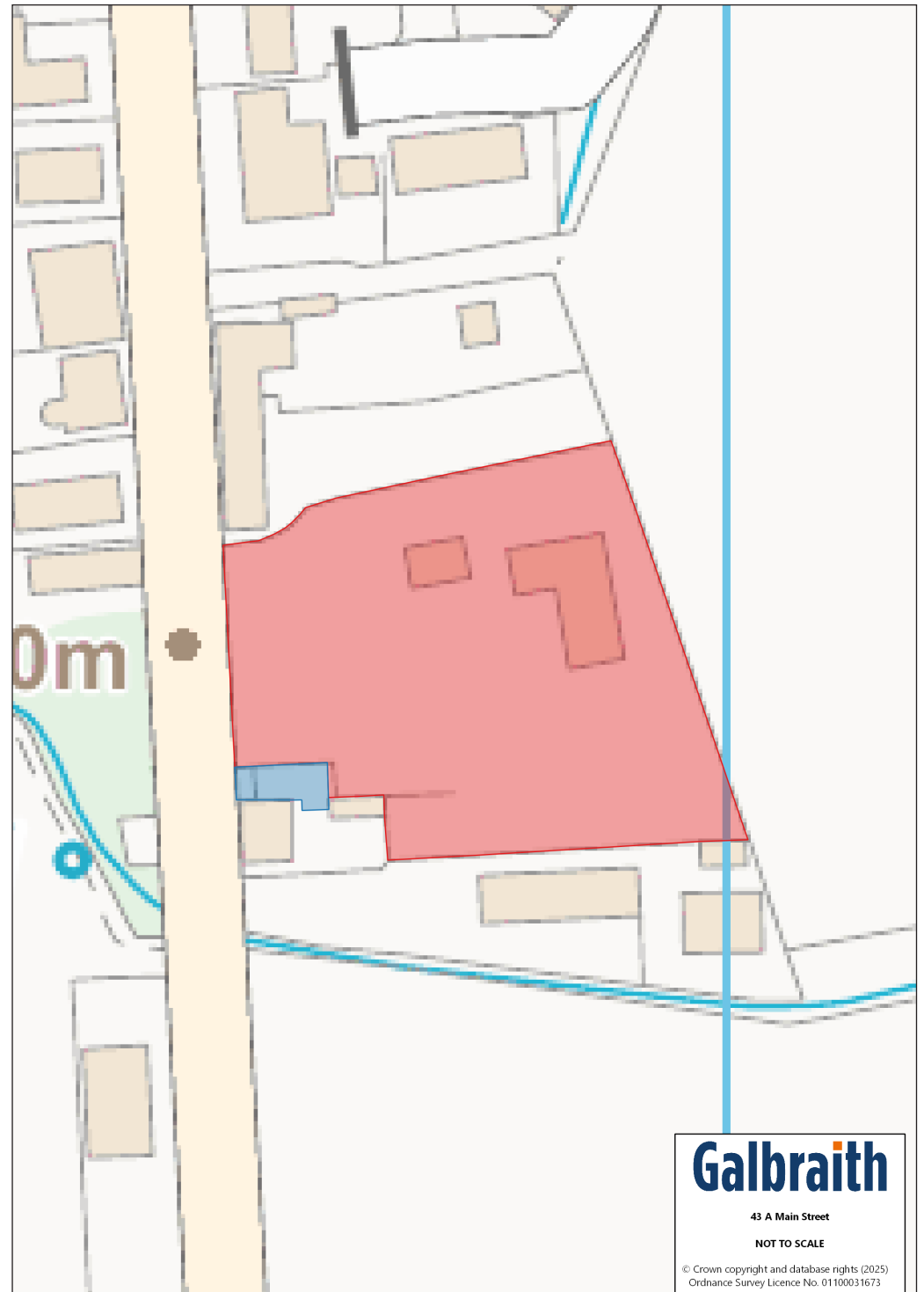
Failure to provide required identification may result in an offer not being considered.

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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43 A Main Street

NOT TO SCALE

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